

Key: 2172

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.870

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
GIBSON FREDERICK J & CHRISTINE L 256 CEDAR ST E BRIDGEWATER, MA 02333				56-1-0				256 CEDAR ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				GIBSON FREDERICK J & OAKLEY PETER T				02/25/1994	G	171,000	12688-102	
				SYLVIA CHARLES S & CONSTA				10/29/1993	G	60,000	12342-003	
								03/10/1993	A	1	11696-033	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
BP-19-127	04/24/2019	6	CYCL GROWTH		08/06/2020	SD	0 0
		2	ADDITIONS	10,000	10/28/2019	SLB	10 100
		6	CYCL GROWTH		06/20/2013	LF	0 0
1516	04/25/2013	3	ALTERATIONS	5,000			0 100
182	08/25/2009	3	ALTERATIONS	2,500			0 0

LAND

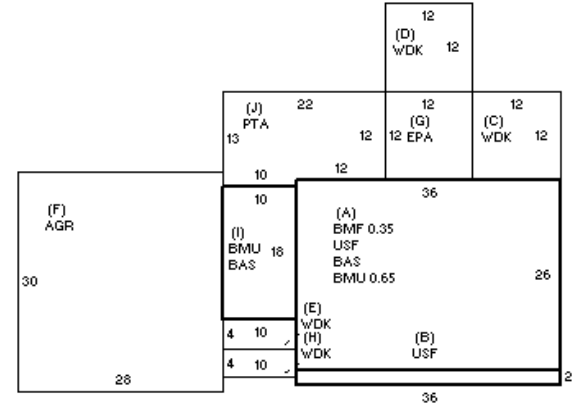
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.230 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	1,310

DETACHED

TOTAL	1.230 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	LOT F		LAND	189,300	172,200
Inf1	FACTOR 100			BUILDING	361,100	319,800		
Inf2	PHY 100			DETACHED	15,700	14,800		
				OTHER	0	0		
				TOTAL		566,100	506,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBN	-	0.90 20 0.80		1994	400	41.18	13,200
SHF	A	1.00 40 0.60		1996	200	20.44	2,500

PHOTO 08/10/2020



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2020	SLB
MODEL	1		RESIDENTIAL	LIST	5/4/2020	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/29/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,036
NET AREA	2,124	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	788		37.72	29,722		
\$NLA(RCN)	\$215	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	328		53.05	17,399		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,008	1993	143.27	144,415		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	368		31.60	11,629		
				FLOOR COVER	99	N/A	1.00	F	AGR	N	ATT GARAGE	840		63.11	53,012		
				INT FINISH	99	N/A	1.00	G	EPA	N	ENCLOSED PORCH	144		74.40	10,714		
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,116	1993	157.66	175,947		
				FUEL SOURCE	2	GAS	1.00	J	PTA	N	PATIO	274		12.50	3,425		
				ARPUD	0		1.00	F21	F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	G
HEAT	
ELECT	

EFF.YR/AGE	1999 / 22	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$361,100	