

Key: 227

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 204

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
GHELFI CHARLES T & SHANNON M 71 MURRAY RD E. BRIDGEWATER, MA 02333				4-327-0				71 MURRAY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GHELFI CHARLES T & SHANNO				08/28/2002	QS	300,000	22731-037					
ORTH FAMILY REALTY TRUST				06/06/2002	A		22210-299					
ORTH JAMES J & LORRAINE M				05/06/1971	QS		3668-471					

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-20-611	12/14/2020	3	ALTERATIONS	13,735			0 0
		51	FIELD REVIEW		04/01/2015	JL	0 0
		6	CYCL GROWTH		06/10/2013	LF	0 0
729	09/15/2004	3	ALTERATIONS	8,475			100 100
17	03/04/2002	6	CYCL GROWTH		03/04/2002	KEO	100 100

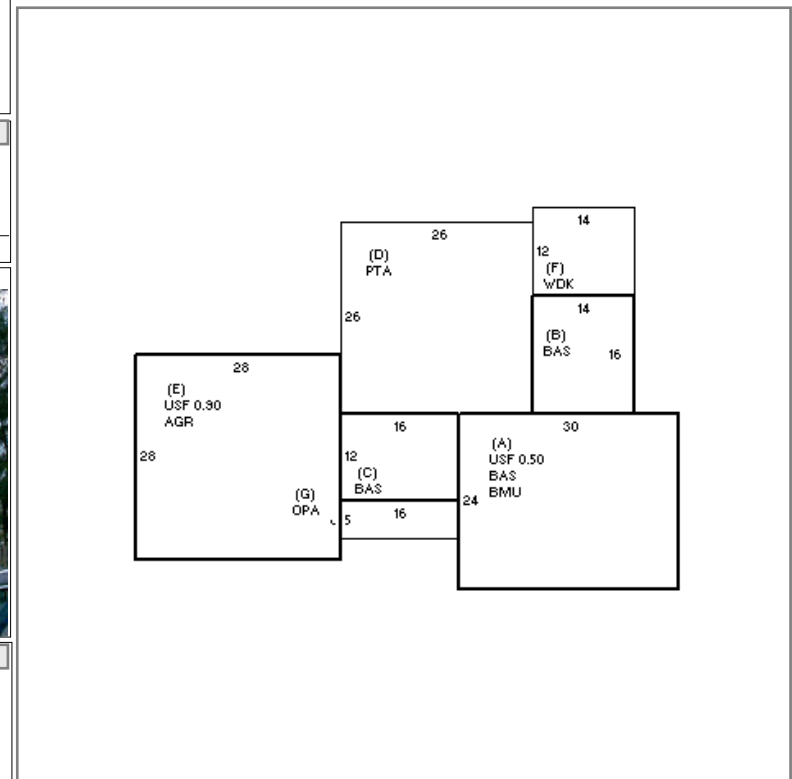
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	2	1.00	100	178,600	2.52	100	1.00	2	0.95	155,180

TOTAL	14,985 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 328 TO 332/ T 9962/ BK 8898 PG 103 12/21/88	LAND		155,200	141,200	
Inf1	FACTOR 100		BUILDING		353,600	308,800	
Inf2	PHY 100		DETACHED		2,500	2,300	
			OTHER		0	0	
			TOTAL		511,300	452,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2015	JL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/14/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	447,621
NET AREA	2,202	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		43.17	31,080		
\$NLA(RCN)	\$203	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,066	1966	149.03	158,869		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,136	1966	164.00	186,307		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	676		12.50	8,450		
				FLOOR COVER	99	N/A	1.00	E	AGR	N	ATT GARAGE	784		63.81	50,028		
				INT FINISH	99	N/A	1.00	F	WDK	N	WOOD DECK	168		31.60	5,309		
				HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	80		42.70	3,416		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDN	21 21 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$353,600