

Key: 246

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 220

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GOMES RODNEY D TRUSTEE RDG REAL ESTATE TRUST 92 HILLCREST RD E BRIDGEWATER, MA 02333				4-485-0				92 HILLCREST RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOMES RODNEY D TRUSTEE				09/28/2007	A	1	35125-191				
GOMES RODNEY D				02/28/1997	QS	85,000	14999-295				
KRUSHAS KENNETH W & SUZAN				11/16/1981	QS		5080-240				

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	%
		6	CYCL GROWTH		10/30/2014	LF	0	0
		6	CYCL GROWTH		10/25/2007	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,859	2	1.00	100	1.00	100	1.00	2	0.95		157,530

TOTAL	17,859 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	N O T E C/W 486-491	LAND	157,500	143,300		
Infl1	FACTOR 100		BUILDING	100,000	98,600		
Infl2	PHY 100		DETACHED	12,000	11,400		
			OTHER	0	0		
			TOTAL	269,500	253,300		

DETACHED

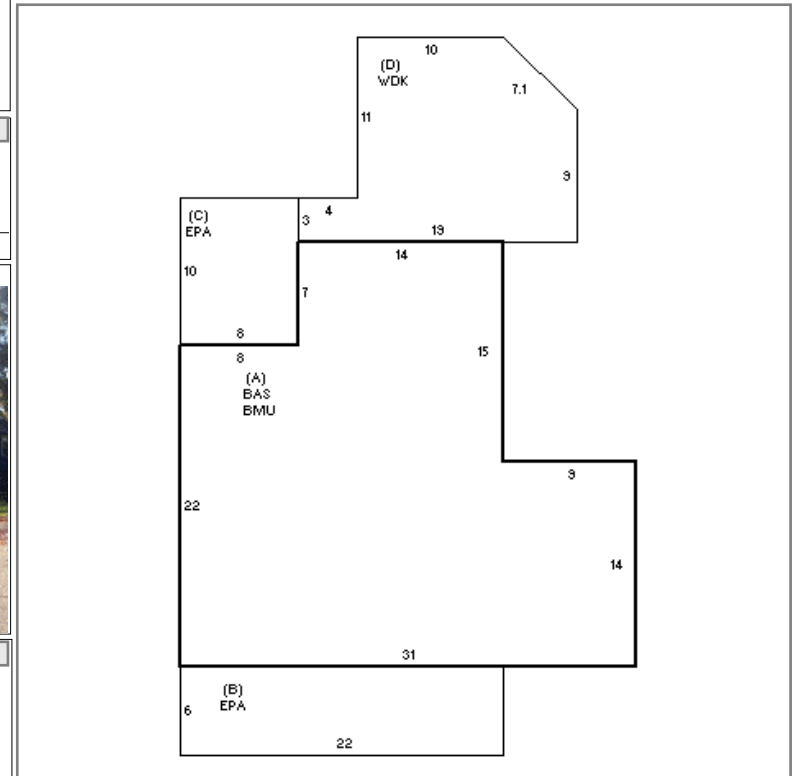
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70		270	63.28	12,000



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/30/2014	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/14/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	708	DETAIL ADJ	0.918
\$NLA(RCN)	\$321	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,873	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	708		43.44	30,759
A	BAS	L	BASE AREA	708	1950	243.23	172,208
+	EPA	N	ENCLOSED PORCH	212		74.40	15,773
D	WDK	N	WOOD DECK	210		31.60	6,636

TOTAL RCN	227,249
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$100,000