

Key: 2684

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.292

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RICHARD CHANTEL A 76 CROSS ST E BRIDGEWATER, MA 02333				62-53-0				76 CROSS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICHARD CHANTEL A				07/25/2019	QS	425,000	51411-016				
KILFOYE CHARLES F JR				10/16/1995	QS	119,400	13896-020				
GUERIN M FRANCES				12/29/1943	QS	1856-365					

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	%
173	11/06/2007	51	FIELD REVIEW		09/18/2019	SDP	0	0
		51	FIELD REVIEW		10/01/2013	LF	0	0
		3	ALTERATIONS	13,250	04/24/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,200 3	1.00	100	1.00	188,000	1.77	100	1.00	3	1.00	169,560

TOTAL	22,200 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	169,600	154,200
Inf1	FACTOR 100		BUILDING	322,600	304,400		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	494,700	460,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60		1998	200	20.44	2,500	09/18/2019



BUILDING	CD	ADJ	DESC	MEASURE	9/17/2019	SD
MODEL	1		RESIDENTIAL			
STYLE	7	0.90	CONVENTIONAL [100%]	LIST		
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	4/3/2013	ER
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	2,673	DETAIL ADJ	0.936
\$NLA(RCN)	\$177	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	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	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,158		37.34	43,236
+	BAS	L	BASE AREA	1,158	1890	142.34	164,834
+	USF	L	UPPER STORY FIN	1,515	1890	129.35	195,967
C	AGR	N	ATT GARAGE	692		65.36	45,226
D	EPA	N	ENCLOSED PORCH	28		74.39	2,083
E	WDK	N	WOOD DECK	351		31.60	11,092
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	474,349
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	
HEAT	U
ELECT	A
EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$322,600

