

Key: 3456

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.966

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GABOUREL CHRISTOPHER M & SWIFT PAMELA J 174 WALNUT ST E BRIDGEWATER, MA 02333				78-11-0				174 WALNUT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GABOUREL CHRISTOPHER M & SWIFT JAMES T & PEARL M				08/30/1999	A	99,900	17818-320				
SWIFT JAMES T & PEARL M				03/09/1990	A	1	9640-137				
SWIFT JAMES T & PEARL M				11/23/1953	QS		2310-212				

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		06/17/2021	SD	0	0
		51	FIELD REVIEW		09/10/2013	SLB	0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,241	3	1.00	100	188,000	2.65	100	1.00	3	1.00	162,690

TOTAL	14,241 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	162,700	148,000		
Inf1	FACTOR 100		BUILDING	127,700	122,300		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	292,900	272,600		

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



BUILDING	CD	ADJ	DESC	MEASURE	6/17/2021	SD
MODEL	1		RESIDENTIAL	LIST	6/17/2021	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(C) 8
ASH

8

(B) 8
EPA

8

(A)
BAS
BMU

24

38

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	912	DETAIL ADJ	1.000
\$NLA(RCN)	\$280	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	4	\$2,720	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	1	FORCED AIR	1.00
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	912		39.94	36,425
A	BAS	L	BASE AREA	912	1953	230.64	210,344
B	EPA	N	ENCLOSED PORCH	64		74.41	4,762
C	ASH	N	ATT SHED	64		18.75	1,200

TOTAL RCN	255,451
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$127,700