

Key: 3633

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.138

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
RICCI GORDON K & NANCY E				81-63-0				78 GROVE ST				
78 GROVE ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
E BRIDGEWATER, MA 02333				RICCI GORDON K & NANCY E				10/18/1976	QS		4208-535	

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-21-53	11/12/2021	3	ALTERATIONS	62,500		SD	0	100
1887	03/07/2014	3	ALTERATIONS	20,000		LF	0	0
		6	CYCL GROWTH		09/10/2013		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,400 3	1.00	100	1.00	188,000	1.63	100	1.00	3	1.00	171,460

TOTAL	24,400 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 11667		LAND	171,500	156,000
Infl1	FACTOR 100		BUILDING	311,200	241,200		
Infl2	PHY 100		DETACHED	15,100	14,300		
			OTHER	0	0		
			TOTAL	497,800	411,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70	1990	648	27.78	12,600
SHF	A	1.00	40 0.60		200	20.44	2,500

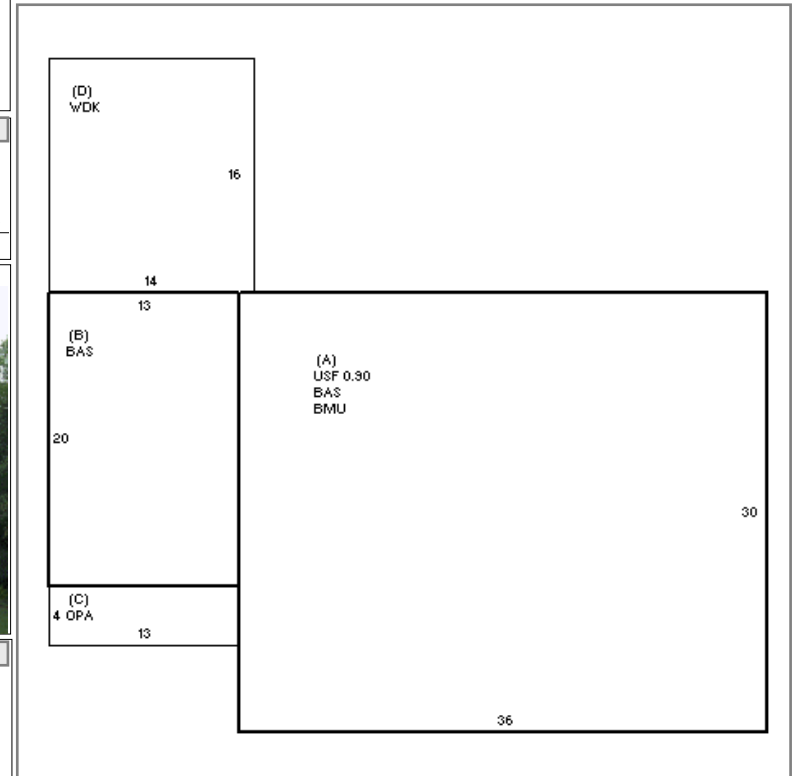
PHOTO 06/10/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2022	SD
MODEL	1		RESIDENTIAL	LIST	6/9/2022	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/11/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,312	DETAIL ADJ	0.988
\$NLA(RCN)	\$177	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,031	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,080		38.03	41,074
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	972	1977	142.32	138,339
ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,340	1977	156.62	209,870
ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	52		42.69	2,220
FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	224		31.60	7,078
INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819
HEATING/COOLING	11	HW/COOL AIR	1.04								
FUEL SOURCE	2	GAS	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	409,431	
CONDITION ELEM	CD	
EXTERIOR		G
INTERIOR		G
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1990 / 31	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$311,200	