Key: 3652

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,156

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ABATI TRUST **ABATI GAIL A & DAVID P TR** **160 GROVE ST** **E BRIDGEWATER, MA 02333**	**82-4-0**	**160 GROVE ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ABATI TRUST	08/01/2014	A	1	44599-102
ABATI DAVID P & GAIL A	10/17/1985	QS		6371-120
BRENNAN RICHARD K & BARBA	06/20/1974	QS		3996-639

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

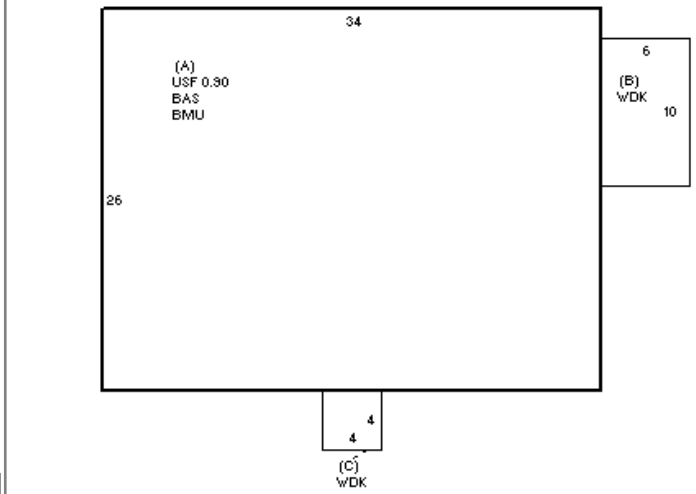
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/10/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00			188,000
300	A	1.800	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			10,260

TOTAL	2.800 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 14182		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	198,300	180,400
BUILDING	219,300	195,500
DETACHED	37,100	35,300
OTHER	0	0
TOTAL	**454,700**	**411,200**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	20	0.80			720	44.76	25,800
SHF	A	1.00	40	0.60			200	20.44	2,500
IPV	A	1.00	30	0.70		1990	648	19.48	8,800

PHOTO 09/11/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/10/2013	LF
LIST		
REVIEW	4/11/2013	ER

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,680	DETAIL ADJ	0.969
$NLA(RCN)	$192	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,295
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	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	884		40.32	35,644
A	BAS	L	BASE AREA	884	1970	170.66	150,860
A	USF	L	UPPER STORY FIN	796	1970	155.08	123,444
+	WDK	N	WOOD DECK	76		31.61	2,402
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	322,464
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1970 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$219,300