Key: 3660

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,162

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAWSON CHRISTINE A 165 GROVE ST E BRIDGEWATER, MA 02333	82-13-0	165 GROVE ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAWSON CHRISTINE A	05/19/2021	QS	390,000	55003-172
ROLLCO CONSTRUCTION CORP	10/07/2020	U	650,000	53578-074
ROBERTS RALPH L & LISA A	01/25/2002	H	260,000	21414-277

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

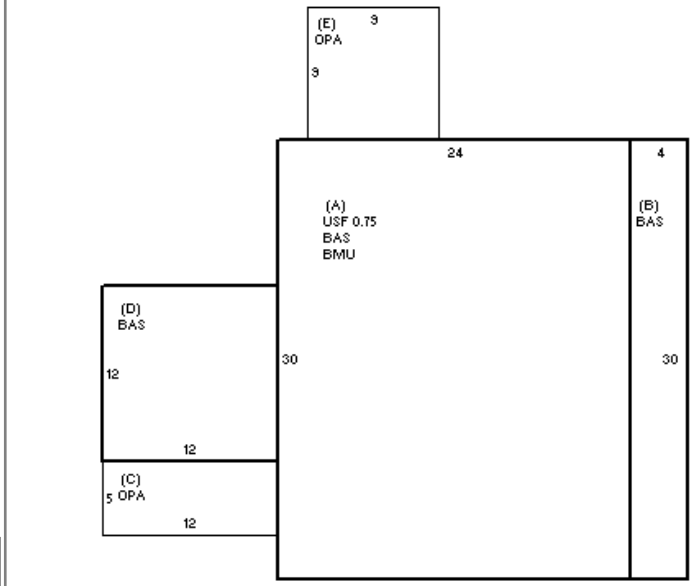
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		10/03/2022	SD	0	0
		6	CYCL GROWTH		02/02/2022	SD	0	0
		6	CYCL GROWTH		08/20/2021	SD	0	0
PL20-566	11/19/2020	5	SPLIT/SUB		01/19/2021	SLB	0	0
		6	CYCL GROWTH		07/22/2013		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,480	3 1.00	100 1.00	100 1.00	188,000	1.04	100 1.00	3 1.00			186,200

TOTAL	41,480 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	186,200	169,400
BUILDING	184,200	177,100
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**372,900**	**348,800**



DETACHED

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

PHOTO 10/03/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/3/2022	SD
LIST	10/3/2022	SD
REVIEW	4/11/2013	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,524	DETAIL ADJ	0.900
$NLA(RCN)	$186	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,672
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		43.17	31,080
A	USF	L	UPPER STORY FIN	540	1900	149.45	80,704
+	BAS	L	BASE AREA	984	1900	164.46	161,831
+	OPA	N	OPEN PORCH	141		42.70	6,021

TOTAL RCN	283,308
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1968 / 53	
COND	35	35 %
FUNC	0	
ECON	0	
DEPR	35	% GD 65
RCNLD		$184,200