

Key: 3667

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.169

LEGALS

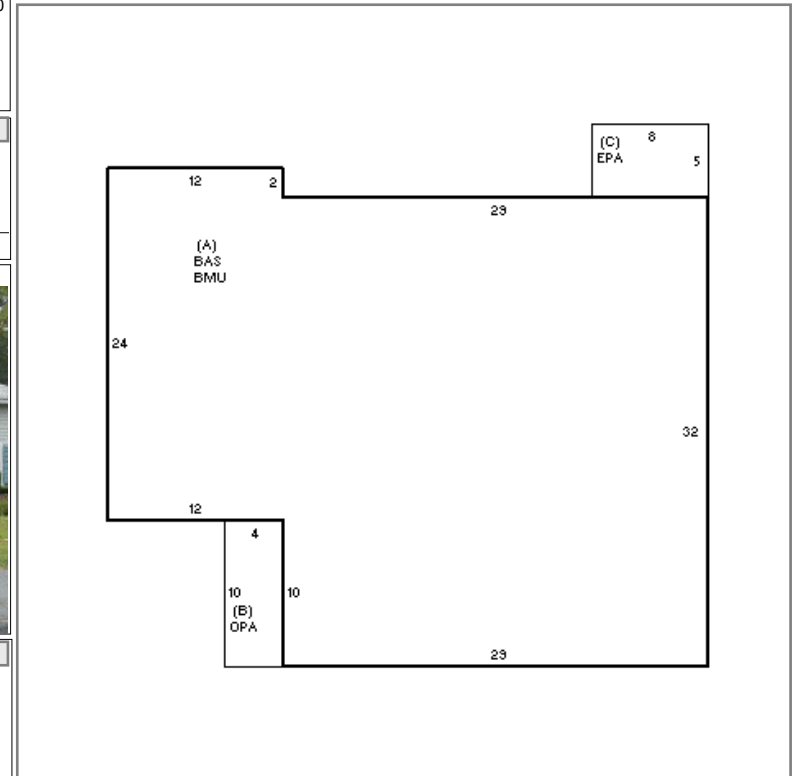
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|-------------|--|--------------|--|--|--|
| BALENTINE GILBERT L & JEANNE S DIAS LEAH ANNE 172 GROVE ST E. BRIDGEWATER, MA 02333 | | | | 82-20-0 | | | | 172 GROVE ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| BALENTINE GILBERT L & JEA | | | | 10/25/2001 | A | 1 20761-016 | | | | | |
| BALENTINE L GILBERT & JEA | | | | 08/28/1959 | QS | 2723-444 | | | | | |

| 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 | | 07/03/2013 | LF | 0 | 0 |
| | 04/11/2002 | 6 | CYCL GROWTH | | 04/11/2002 | KEO | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 43,560 | 3 | 1.00 | 100 | 188,000 | 1.00 | 100 | 3 | 1.00 | | 188,000 |
| 300 | A | 1,090 | 3 | 1.00 | 100 | 5,700 | 1.00 | 100 | ELP | 1.00 | | 6,210 |

| TOTAL | 2.090 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|-----------------------|------|---|--------------|----------------|----------------|
| Ngh | RES 3 | N T O T E | | | LAND | 194,200 | 176,700 |
| Inf1 | FACTOR 100 | | | | BUILDING | 182,300 | 167,900 |
| Inf2 | PHY 100 | | | | DETACHED | 17,500 | 16,700 |
| | | | | | OTHER | 0 | 0 |
| | | | | | TOTAL | 394,000 | 361,300 |



DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 09/11/2013 |
|-----|------|------|----------|----|-------|-----------|--------|-------|------------|
| DGF | - | 0.90 | 30 0.70 | | 528 | 47.40 | 17,500 | | |

| BUILDING | CD | ADJ | DESC | MEASURE | 7/3/2013 | LF |
|----------|----|------|-------------------|----------------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST REVIEW | | |
| STYLE | 1 | 1.00 | RANCH [100%] | | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1920 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 303.871 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA | 1,216 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 1,216 | | 36.89 | 44,853 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$250 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 1,216 | 1920 | 200.85 | 244,237 | | | EXTERIOR |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 40 | | 42.70 | 1,708 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASP SHINGLES | 1.00 | C | EPA | N | ENCLOSED PORCH | 40 | | 74.40 | 2,976 | KITCHEN | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 | BATHS | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | | | | | | | | | HEAT | O | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1965 / 56 |
| | | | | | | | | | | | | | | | | | COND | 40 40 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 40 % GD 60 |
| | | | | | | | | | | | | | | | | | RCNLD | \$182,300 |