Key: 3686

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,186

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ARMAND TROY & MURRAY CHRISTINE **253 GROVE ST** **E. BRIDGEWATER, MA 02333**	**82-45-0**	**253 GROVE ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ARMAND TROY & MURRAY CHRI	01/03/2006	QS	305,000	32015-234
FLEMING BRUCE A & ARLENE	08/14/1962	QS		2956-245
FLEMING BRUCE A & ARLENE	08/13/1962	QS		2956-245

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-21-474	10/05/2021	3	ALTERATIONS	5,425			0	0
		6	CYCL GROWTH		09/10/2013	LF	0	0
		6	CYCL GROWTH		11/05/2005		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,925	3 1.00	100 1.00	100 1.00	188,000	1.72	100 1.00	3 1.00			170,190

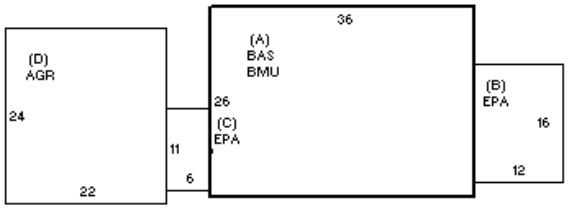
TOTAL	22,925 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 9/ T 7527		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	170,200	154,800
BUILDING	224,900	206,900
DETACHED	0	0
OTHER	0	0
TOTAL	**395,100**	**361,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/11/2013



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [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	1962	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$329	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	3	$2,040
# 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	936		39.63	37,091
A	BAS	L	BASE AREA	936	1962	227.68	213,108
+	EPA	N	ENCLOSED PORCH	258		74.40	19,195
D	AGR	N	ATT GARAGE	528		69.29	36,584

TOTAL RCN	308,018

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$224,900