Key: 3973

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,436

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GALLIAN FARRIS E & KRISTY C/O ROBERT F GALLIAN 601 N CENTRAL ST E. BRIDGEWATER, MA 02333	92-44-0	451 ELM ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GALLIAN FARRIS E & KRISTY	12/30/2002	A	1	23819-121
GALLIAN FARRIS E JR & JUN	09/19/1964	QS		3144-398
GALLIAN FARRIS E JR & JUN	09/18/1964	QS		3144-398

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

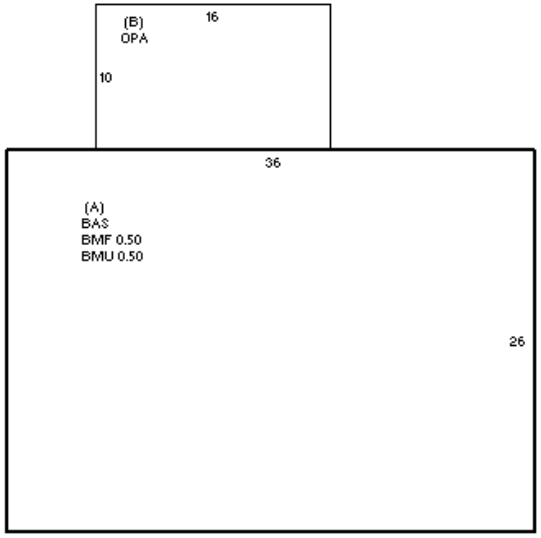
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		08/14/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,850	3 1.00	100 1.00	100 1.00	188,000	1.60	100 1.00	3 1.00			171,850

TOTAL	24,850 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 5/ T 8162		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	171,900	156,300
BUILDING	187,600	172,700
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**362,000**	**331,300**



DETACHED

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

PHOTO 09/16/2013

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	8/14/2013	LF
LIST		
REVIEW	4/15/2013	ER

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$295	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	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	468		39.63	18,546
A	BMF	N	BSMT FINISH-SEP	468		55.73	26,081
A	BAS	L	BASE AREA	936	1960	227.68	213,108
B	OPA	N	OPEN PORCH	160		42.70	6,832
	F22	O	FPL 2S 2OP	1		9,341.00	9,341

TOTAL RCN	275,948
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	U
ELECT	

EFF.YR/AGE	1970 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$187,600