

Key: 4379

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.777

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SKIPPAR BENJAMIN K 188 FRANKLIN ST E BRIDGEWATER, MA 02333				104-6-0				188 FRANKLIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SKIPPAR BENJAMIN K				12/16/2021	A	280,000	56183-114				
SKIPPAR GARY M				03/02/2011	A	1	39714-69				
SKIPPER GARY M				10/20/2005	A	1	31565-156				

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	%
SS14	12/31/2012	6	CYCL GROWTH		11/03/2020	SD	0	0
		6	CYCL GROWTH		10/08/2013		0	0
		5	SPLIT/SUB		11/15/2013	ER	100	100
80	08/17/2007	6	CYCL GROWTH		04/03/2008		100	100
		3	ALTERATIONS	4,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,943 3	1.00	100	1.00	188,000	1.17	100	1.00	3	1.00	181,420

TOTAL	35,943 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	ESMT		LAND	181,400	165,000
Inf1	FACTOR 100				BUILDING	87,500	85,000
Inf2	PHY 100				DETACHED	27,200	25,900
					OTHER	0	0
					TOTAL	296,100	275,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00 40 0.60	38X25	2008	950	47.73	27.200	11/05/2020



BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/3/2020	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	243,053
NET AREA	818	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		47.16	26,974		
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATU	N	ATTIC UNF	200		30.30	6,060		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	818	1930	249.29	203,920		
				ROOF COVER	7	ROLL	1.00	D	EPA	N	ENCLOSED PORCH	54		74.41	4,018		
				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										

CAPACITY	UNITS	ADJ
STORIES	1.35	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,081
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1951 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36

RCNLD	\$87,500
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