

Key: 4383

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.781

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
SKIPPAR ADOLPH & ELEANOR L S/O GARY M SKIPPAR REVOCABLE T 208 FRANKLIN ST E BRIDGEWATER, MA 02333				104-11-0				208 FRANKLIN ST				1010	100	SINGLE FAMILY					1	1 of 1	
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)														
GARY M SKIPPAR REVOCABLE				10/17/2022	A	1	57334-114														
SKIPPAR GARY				03/15/2022	A	386,750	56559-046														
SKIPPAR ADOLPH & ELEANOR				03/05/1996	A	100	14183-343														
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	36,739 3	1.00	100	1.00	188,000	1.15	100	1.00	3	1.00		182,110								

LAND

TOTAL	36,739 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	182,100	165,600
Inf1	FACTOR 100				BUILDING	214,400	210,700
Inf2	PHY 100				DETACHED	26,100	24,800
					OTHER	0	0
					TOTAL	422,600	401,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		1,748	44.94	23,600
SHF	A	1.00	40 0.60		200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/3/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/18/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	2,643	DETAIL ADJ	0.900
\$NLA(RCN)	\$162	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	9	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$4,896	
# 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	23	COMB	1.00
INT FINISH	1	PLASTER	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	864		40.60	35,078
A	ATF	L	ATTIC FINISH	432	1930	88.85	38,384
+	BAS	L	BASE AREA	2,211	1930	137.34	303,657
C	ATU	N	ATTIC UNF	286		30.30	8,666
+	OPA	N	OPEN PORCH	436		42.70	18,617
+	WDK	N	WOOD DECK	64		31.59	2,022
F11	O		FPL 1S IOP	2		6,017.00	12,034
KIT	O		XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	428,741
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$214,400

