

Key: 4645

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.966

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GRAHAM ROBERT D S/O GRAHAM REALTY TRUST 80 OAK ST E BRIDGEWATER, MA 02333				116-5-0				80 OAK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GRAHAM REALTY TRUST				06/24/2022	F	1 56952-043					
GRAHAM REALTY TRUST				03/25/2022	A	1 56604-081					
GRAHAM ROBERT D				09/17/2021	A	1 55672-345					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
PL21-419	09/09/2021	5	SPLIT/SUB		01/20/2022	SLB	100	100
		6	CYCL GROWTH		01/16/2019	SD	0	0
		6	CYCL GROWTH		10/10/2018	SD	0	0

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	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	0.873 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	4,980

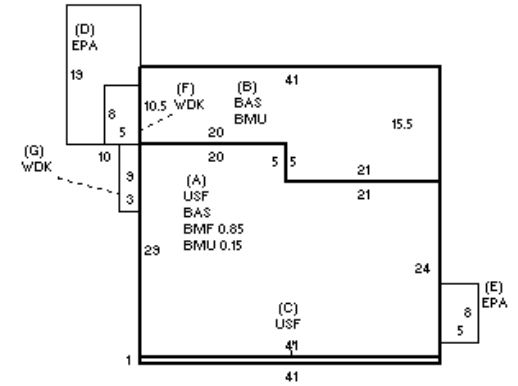
TOTAL	1.873 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 5/ T 12317		LAND	193,000	181,900
Inf1	FACTOR 100		BUILDING	233,800	215,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	426,800	397,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/16/2019	SD
MODEL	1		RESIDENTIAL	LIST	1/16/2019	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	531,287
NET AREA	2,745	DETAIL ADJ	1.065	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	699		34.63	24,207		
\$NLA(RCN)	\$194	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	921		48.70	44,855		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,620	1948	160.85	260,574		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,125	1948	146.17	164,438		
				FLOOR COVER	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	230		74.40	17,112		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	67		31.60	2,117		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	2		6,819.50	13,639		
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$233,800