

Key: 4913

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.192

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GRADY FAMILY 2020 REVOCABLE TR GRADY EUGENE J & LAURIE A 5 PHEASANT RUN E BRIDGEWATER, MA 02333				60-16-17-0				5 PHEASANT RUN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRADY FAMILY 2020 REVOCAB				02/03/2020	A	100	52302-052				
GRADY EUGENE J & LAURIE A				09/03/1991	QS	52,000	10464-063				
KAPOUTSOS GEORGE & JEAN				01/02/1991	L	45,000	10097-273				

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		07/15/2013		0	0


LAND

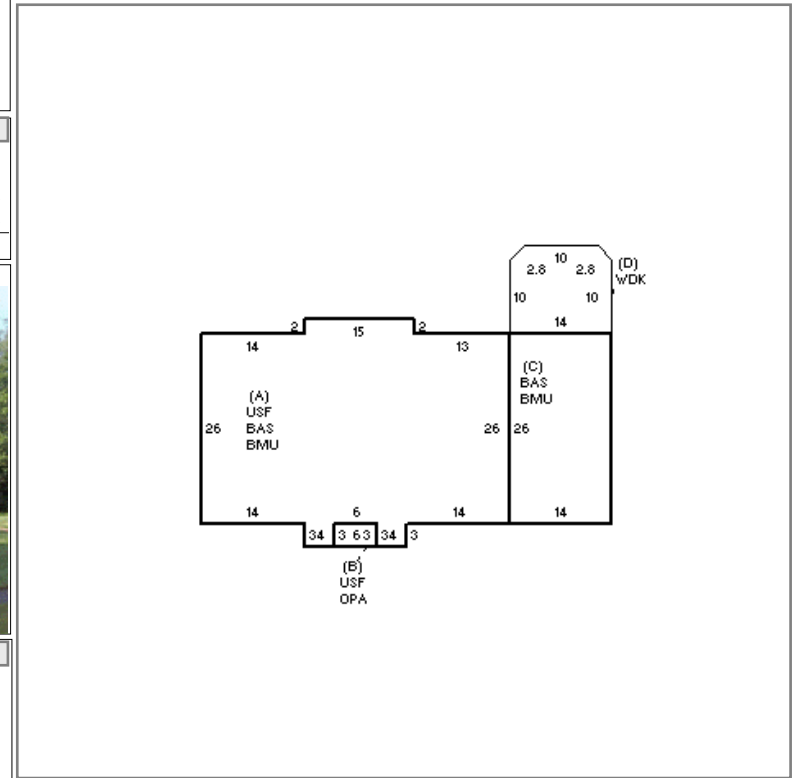
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,950 4	1.00	100	1.00	100	1.00	4	1.20			222,900

DETACHED

TOTAL	40,946 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE			LAND	222,900	185,900
Inf1	FACTOR 100		BUILDING	363,700	319,900		
Inf2	PHY 100		DETACHED	8,800	8,400		
			OTHER	0	0		
					TOTAL	595,400	514,200

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/20/2013
IPV	A	1.00 30 0.70		1995	648	19.48	8,800		



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2013	LF
MODEL	1		RESIDENTIAL	LIST REVIEW	4/22/2013	ER
STYLE	5	0.95	COLONIAL [100%]			
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	478,608
NET AREA	2,674	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,510		36.87	55,677	CONDITION ELEM CD	
\$NLA(RCN)	\$179	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,510	1991	156.17	235,813		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,164	1991	141.91		165,187
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	B	OPA	N	OPEN PORCH	18		44.86	808		
ROOMS	8	1.00	FLOOR COVER	99	N/A	1.00	1.00	D	WDK	N	WOOD DECK	164		33.18	5,441		
BEDROOMS	4	1.00	INT FINISH	99	N/A	1.00	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	1.03		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00	1.00										
TOT FIXTURES	6	\$4,190	ARPUD	0		1.00	1.00										
# UNITS	1	1.00	AFFORDABLE	0		1.00	1.00										

EFF.YR/AGE	1991 / 30
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$363,700