

Key: 575

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 506

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GOSS RUDOLPH L 95 POND ST E BRIDGEWATER, MA 02333				8-996-0				95 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GOSS RUDOLPH L				06/04/1986	QS			6824-011			
GOSS GEORGE F JR				12/26/1957	QS			2610-287			

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	%
	06/04/2014	3	ALTERATIONS	12,069			0	0
		6	CYCL GROWTH		05/06/2013	LF	0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780 3	1.00	100	1.00	188,000	1.80	100	1.00	3	1.00	169,200

TOTAL	21,780 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 34/ T 14424	LAND	169,200	153,900	
Infl1	FACTOR 100		BUILDING	124,300	119,000	
Infl2	PHY 100		DETACHED	5,000	4,600	
			OTHER	0	0	
			<b>TOTAL</b>	<b>298,500</b>	<b>277,500</b>	

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

PHOTO 05/07/2013

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		42.23	24,324	
\$NLA(RCN)	\$324	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	192		59.39	11,403	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1954	253.11	194,390
STORIES	1	1.00	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	ENT	N	ENCLOSED ENTRY	28		81.11	2,271	
ROOMS	4	1.00	1.00	FLOOR COVER	99	N/A	1.00	F11	O	FPL	1S 10P	2		6,017.00	12,034	
BEDROOMS	3	1.00	1.00	INT FINISH	99	N/A	1.00									
BATHROOMS	1	1.00	1.00	HEATING/COOLING	1	FORCED AIR	1.00									
# 1/2 BATHS	1	1.00	1.00	FUEL SOURCE	99	N/A	1.00									
TOT FIXTURES	6	\$4,080		ARPUD	0		1.00									
# UNITS	1	1.00		AFFORDABLE	0		1.00									

TOTAL RCN	248,502	
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	\$124,300	

7 (B) ENT

4

(A) BAS  
BMF 0.25  
BMU 0.75

32

24