

Key: 5760

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.552

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GUILFOYLE THOMAS J & ELLEN M 24 CHRISTINA DR E. BRIDGEWATER, MA 02333				80-6-03-0				24 CHRISTINA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUILFOYLE THOMAS J & ELLE H & R CONSTRUCTION CORP				03/28/2003	QS	435,000	24631-282				
				06/15/2001	B	950,000	20038-127				
INTOCCIA CONSTRUCTION CO				02/14/2000	S	325,000	18276-227				

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	%
647	07/07/2004	6	CYCL GROWTH		07/01/2013		0	0
		8	POOL				100	100
756	08/26/2002	6	CYCL GROWTH	7,600	08/08/2003		0	0
		1	NEW CONST	94,000	03/19/2003	CAP	100	100

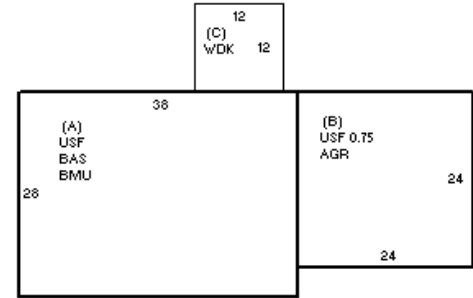
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00
300	A	0.200	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00
									ELP	1.00		1,140

TOTAL	1.200 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE PAPER ST/ LOT 3	LAND	226,700	197,700		
Infl1	FACTOR 100		BUILDING	392,400	350,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	619,100	548,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/24/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	484,495
NET AREA	2,560	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,064		40.12	42,683		
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,064	2002	158.14	168,256		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,496	2002	143.70	214,977		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		71.28	41,056		
				FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	144		33.18	4,778		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2002 / 19
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$392,400
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