

Key: 580

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 511

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION				
GULLEY KEVIN R JR & MAUREEN A 35 POND ST E BRIDGEWATER, MA 02333				8-1002-0				35 POND ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
GULLEY KEVIN R JR & MAUREEN A				06/14/2016	A	100 47046-181						
GULLEY ISABELLE D & KEVIN				05/22/1998	A	1 16216-228						
GULLEY ISABELLE D & KEVIN				12/13/1996	A	1 14846-135						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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

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 %
626	11/12/2010	6	CYCL GROWTH		05/15/2013	LF	0 0
2002-4	06/26/2001	3	ALTERATIONS	1,329			0 0
		2	ADDITIONS		04/30/2002	SLB	100 100

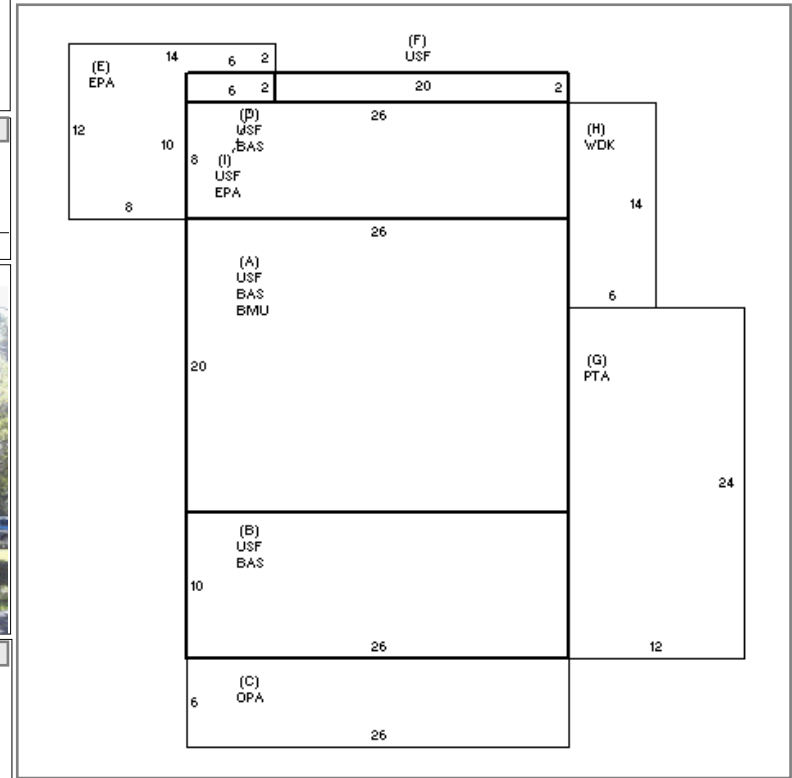
TOTAL	21,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E C/W 1001	LAND	169,200	153,900		
Inf1	FACTOR 100		BUILDING	234,000	221,500		
Inf2	PHY 100		DETACHED	24,400	23,200		
			OTHER	0	0		
			TOTAL	427,600	398,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	40 0.60		384	56.87	13,100
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70	1990	648	19.48	8,800



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2013	LF
MODEL	1		RESIDENTIAL	LIST	4/30/2002	SLB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1948	SIZE ADJ	1.000
NET AREA	2,028	DETAIL ADJ	0.918
\$NLA(RCN)	\$170	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$3,745	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	520		49.10	25,532
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	988	1948	151.60	149,781
ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	156		42.70	6,661
ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	120		74.40	8,928
FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	1,040	1948	137.76	143,273
INT FINISH	99	N/A	1.00	G	PTA	N	PATIO	288		12.50	3,600
HEATING/COOLING	2	HOT WATER	1.02	H	WDK	N	WOOD DECK	84		31.60	2,654
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	344,174
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	U
EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$234,000

B
U
I
L
D
I
N
G