

Key: 6264

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.735

LEGAL

LAND

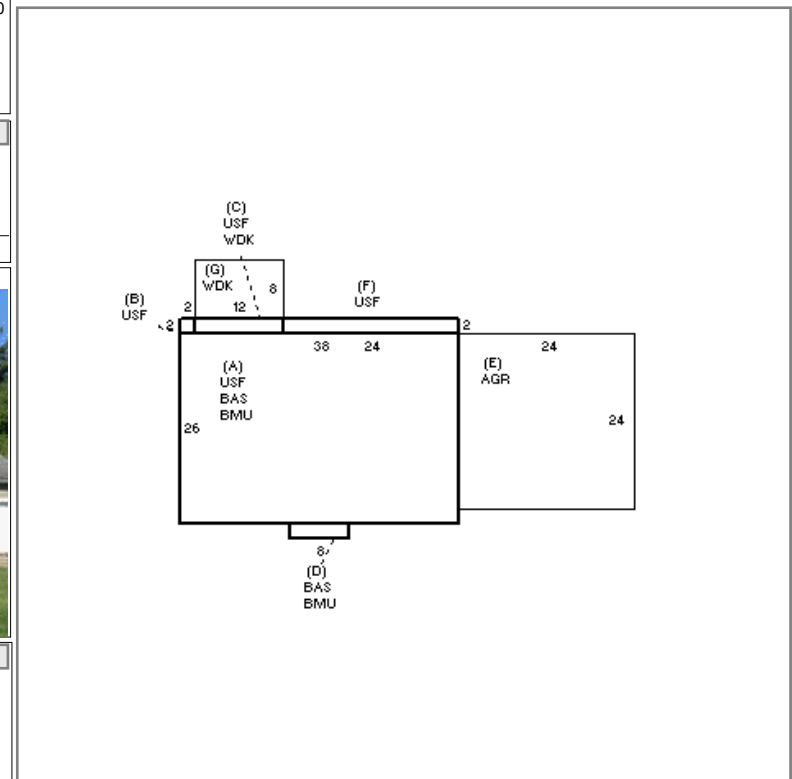
CURRENT OWNER				PARCEL ID				LOCATION			
GAVIN GREGORY J 80 POOR MEADOW LANE E BRIDGEWATER, MA 02333				25-14-29-0				80 POOR MEADOW LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GAVIN GREGORY J				10/06/2006	A	40,000 (109690)					
GAVIN GREGORY J & PAMELA				10/01/1996	QS	189,900 0451-127					
GAVIN GREGORY J & PAMELA				09/30/1996	D	189,900 0451-127					

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	%
BP-19-115	03/01/2019	3	ALTERATIONS	31,042				0
		6	CYCL GROWTH		05/08/2013	LFF		0

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	5	1.20		225,600
300	A	0.030	5	1.00	100	1.00	100	1.00	ELP	1.00		170

TOTAL	1.030 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E	LOT 29/ #401524 #90327		LAND	225,800	196,800
Infl1	FACTOR 100		BUILDING	335,000	295,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	560,800	492,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/8/2013	LFF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/25/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,068	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$208	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	99	N/A	1.00
				INT FINISH	99	N/A	1.00
				HEATING/COOLING	9	WARM/COOL AIR	1.03
				FUEL SOURCE	99	N/A	1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	429,437
+	BMU	N	BSMT UNFINISHED	1,004		40.77	40,934	CONDITION ELEM	CD
+	BAS	L	BASE AREA	1,004	1996	168.51	169,184	EXTERIOR	
+	USF	L	UPPER STORY FIN	1,064	1996	153.13	162,931	INTERIOR	
+	WDK	N	WOOD DECK	120		33.18	3,982	KITCHEN	
E	AGR	N	ATT GARAGE	576		71.28	41,056	BATHS	
	F21	O	FPL 2S 1OP	1		7,160.00	7,160	HEAT	
								ELECT	

DETACHED

BUILDING

EFF.YR/AGE	1996 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$335,000