

Key: 1037

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 872

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SCALZO-MCNEIL ANN PO BOX 18 ELMWOOD, MA 02337				22-58-0				162 WEST ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCALZO-MCNEIL ANN				11/12/2014	A	100	44933-271				
SCALZO-MCNEIL ANN				07/09/1979	QS		4685-319				

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	%
SS14-5	12/31/2012	51	FIELD REVIEW		09/30/2013	LF	0	0
1341	10/15/2012	5	SPLIT/SUB	17,800	11/15/2013	ER	100	100
		3	ALTERATIONS				0	0
		6	CYCL GROWTH		04/23/2009		0	0
7	01/21/2009	3	ALTERATIONS	10,400			0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	7	1.00	100	178,600	1.00	100	7	0.95		178,600
300	A	2,000	7	1.00	100	5,700	1.00	100	ELP	1.00		11,400

DETACHED

TOTAL	3.000 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N T 12433 c/w 56		LAND		190,000	172,900	
Inf1	FACTOR 100	O		BUILDING		263,700	242,000	
Inf2	PHY 100	T E		DETACHED		22,500	21,300	
				OTHER		0	0	
				TOTAL		476,200	436,200	

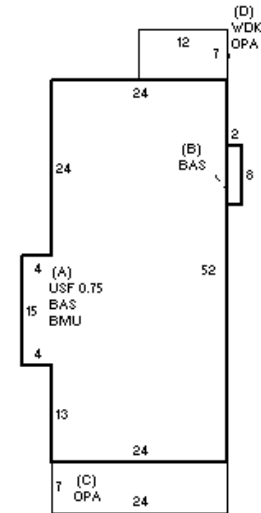
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80		360	69.32	20,000
SHF	A	1.00	40 0.60		200	20.44	2,500

PHOTO 11/20/2013



BUILDING	CD	ADJ	DESC	MEASURE	9/30/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	387,761
NET AREA	2,305	DETAIL ADJ	0.900	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,308		36.26	47,430	CONDITION ELEM	CD
\$NLA(RCN)	\$168	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	981	1900	129.79	127,324	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,324	1900	142.83	189,102	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	252		42.70	10,760	KITCHEN	G
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	84		31.60	2,654	BATHS	
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1970 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$263,700	