

Key: 1151

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 945

LEG
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LAND

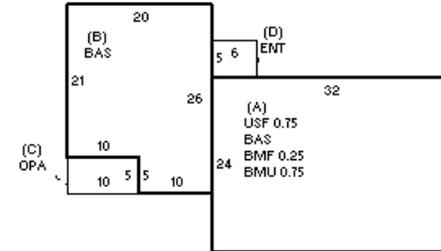
CURRENT OWNER				PARCEL ID				LOCATION			
MCMANUS BRIAN & JILL 638 BRIDGE ST E BRIDGEWATER, MA 02333				28-5-0				638 BRIDGE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMANUS BRIAN & JILL				03/28/2016	A	1	46731-273				
MCMANUS BRIAN				11/21/2003	A	250,000	27082-078				
MCMANUS TERRENCE & SANDRA				04/04/1968	QS		3433-729				

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-21-380	08/03/2021	3	ALTERATIONS	6,000				0
		6	CYCL GROWTH		06/17/2020	SD		0
BP-20-45	02/03/2020	3	ALTERATIONS	60,099	06/17/2020	SLB		100
		6	CYCL GROWTH		04/29/2013	LF		0
		99	OTHER					0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,215	3	1.00	100	1.00	100	1.00	3	1.00		169,580

TOTAL	22,215 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 2/ T 9049	LAND	169,600	154,200		
Inf1	FACTOR 100		BUILDING	275,400	235,700		
Inf2	PHY 100		DETACHED	18,000	10,700		
			OTHER	0	0		
				TOTAL	463,000	400,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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
CPD	A	1.00	10 0.90	2022	525	14.24	6,700



BUILDING	CD	ADJ	DESC	MEASURE	4/1/2022	SD
MODEL	1		RESIDENTIAL	LIST	4/1/2022	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	3/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
kitchen gut and reno 2020. SD

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YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	362,305
NET AREA	1,814	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		42.23	24,324	CONDITION ELEM	CD
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	192		59.39	11,403	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1968	160.44	92,414	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,238	1968	176.55	218,575	KITCHEN	G
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	50		42.70	2,135	BATHS	G
				INT FINISH	99	N/A	1.00	D	ENT	N	ENCLOSED ENTRY	30		81.10	2,433	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819	ELECT	
				FUEL SOURCE	1	OIL	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,202														
# UNITS		1	1.00														
EFF.YR/AGE		1990 / 31															
COND	24		24 %														
FUNC	0																
ECON	0																
DEPR	24	% GD	76														
RCNLD				\$275,400													