

Key: 1230

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.009

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY ALLEN J & DIANE M 10 ROLLING HILLS DR E BRIDGEWATER, MA 02333				29-43-0				10 ROLLING HILLS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY ALLEN J & DIANE				01/23/2004	A		1 (104814)				
MCCARTHY ALLEN J & DIANE				01/23/2004	A		1 (104814)				
MCCARTHY ROBERTA A				01/13/1989	QS	40,000	8939-067				

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	%
420	03/22/2004	51	FIELD REVIEW		10/07/2013	LF	0	0
		1	NEW CONST	250,000	04/05/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,149 4	1.00	100	1.00	225,600	1.19	100	1.00	4	1.20	216,880

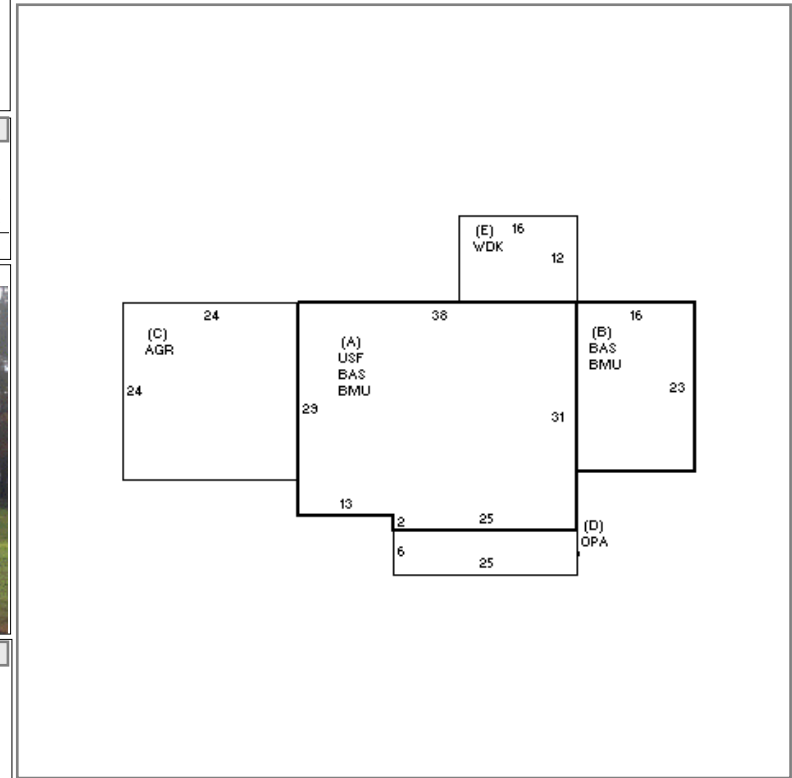
DETACHED

TOTAL	35,149 SF	ZONING	C/W 41 #295182 #78117	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE			LAND	216,900	180,800	
Inf1	FACTOR 100		BUILDING	438,500	391,700			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	655,400	572,500			

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2013	LF
MODEL	1		RESIDENTIAL	LIST	4/5/2005	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/25/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,367
NET AREA	2,672	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,520		36.84	55,990	CONDITION ELEM	CD
\$NLA(RCN)	\$198	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,520	2004	157.94	240,076	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,152	2004	143.53	165,345	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	576		71.28	41,056	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	150		44.84	6,725	BATHS	
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	192		33.18	6,370	HEAT	
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	O	FPL 2S 1OP	1		7,160.00	7,160	ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



BLDG COMMENTS	
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EFF.YR/AGE	2004 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$438,500