Key: 1246

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,026

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACFARLANE DONALD J & MARSHA E 52 WEST ST PLYMPTON, MA 02367	30-11-0	526 PLYMOUTH ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACFARLANE DONALD J & MAR	09/02/1976	QS		4195-598
MACFARLANE DONALD J & MAR	09/01/1976	QS		4195-598

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1050	100	THREE FAMILY		1	1 of 1

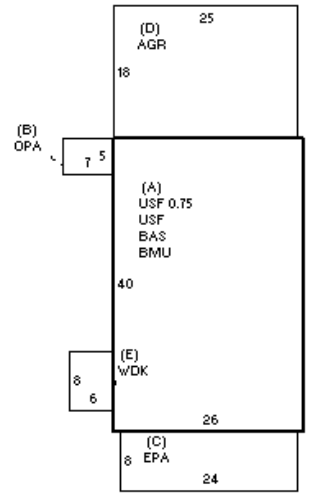
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		04/01/2015	JL	0	0
		51	FIELD REVIEW		08/25/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,260	7 1.00	100 1.00	100 1.00	178,600	1.48	100 1.00	7 0.95			165,240

TOTAL	27,260 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE	T 11631		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	165,200	150,300
BUILDING	155,100	161,800
DETACHED	0	0
OTHER	0	0
TOTAL	320,300	312,100



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/24/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/1/2015	JL
LIST		
REVIEW	3/25/2013	ER

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	2,860	DETAIL ADJ	1.012
$NLA(RCN)	$181	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	12	1.00
BEDROOMS	7	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$6,193
# UNITS	3	1.15

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	5	ASBESTOS	0.96
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,040		38.45	39,986
A	BAS	L	BASE AREA	1,040	1890	151.26	157,307
A	USF	L	UPPER STORY FIN	1,820	1890	137.45	250,161
B	OPA	N	OPEN PORCH	35		42.71	1,495
C	EPA	N	ENCLOSED PORCH	192		74.40	14,285
D	AGR	N	ATT GARAGE	450		72.17	32,475
E	WDK	N	WOOD DECK	48		31.60	1,517
	F21	O	FPL 2S 1OP	2		6,819.50	13,639

TOTAL RCN	517,058
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1948 / 73
COND	70 70 %
FUNC	0
ECON	0
DEPR	70 % GD 30
RCNLD	$155,100