**Key: 1279**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.057

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MCCARTHY THOMAS M &HEATHER L<br>20 SACHEM ROCK AV<br>E. BRIDGEWATER, MA 02333 | 30-46-0 | 20 SACHEM ROCK AV |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MCCARTHY THOMAS M &HEATHE | 02/27/2004 | QS | 425,000 | 27633-104 |
| HAEFFNER JAMES W & SUSAN | 03/29/1991 | QS | 165,000 | 10208-022 |
| BARRETT MICHAEL P & NANCY | 02/26/1987 | QS | 200,000 | 7509-120 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

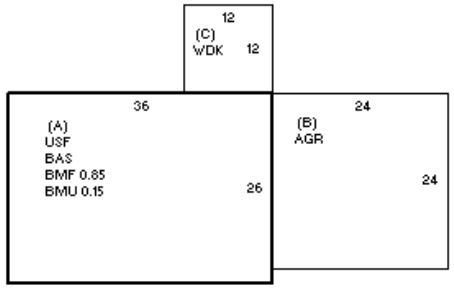
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 03/16/2022 | SLB | 0 | 0 |
| BP-18-43 | 05/12/2018 | 8 | POOL | 6,500 | | | 0 | 0 |
| | | 51 | FIELD REVIEW | | 09/24/2013 | LF | 0 | 0 |
| 567 | | 7 | DETACHED BLD | 1,800 | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 35,157 | 5 1.00 | 100 1.00 | 100 1.00 | 225,600 | 1.19 | 100 1.00 | 5 1.20 | | | 216,890 |

| TOTAL | 35,153 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 5 | NOTE | LOT 6 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 216,900 | 189,100 |
| BUILDING | 331,200 | 296,400 |
| DETACHED | 5,700 | 2,300 |
| OTHER | 0 | 0 |
| TOTAL | **553,800** | **487,800** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 40 0.60 | | 2004 | 200 | 20.44 | 2,500 |
| DDK | A 1.00 | 10 0.90 | 15 X 12 | 2018 | 180 | 19.59 | 3,200 |

PHOTO 03/17/2022

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 0.95 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/16/2022 | SLB |
| LIST | 3/16/2022 | SLB |
| REVIEW | 3/25/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1986 | SIZE ADJ | 1.000 |
| NET AREA | 1,872 | DETAIL ADJ | 0.969 |
| $NLA(RCN) | $213 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 8 | $5,271 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 140 | | 39.63 | 5,548 |
| A | BMF | N | BSMT FINISH-SEP | 796 | | 55.73 | 44,361 |
| A | BAS | L | BASE AREA | 936 | 1986 | 164.24 | 153,731 |
| A | USF | L | UPPER STORY FIN | 936 | 1986 | 149.25 | 139,699 |
| B | AGR | N | ATT GARAGE | 576 | | 67.88 | 39,101 |
| C | WDK | N | WOOD DECK | 144 | | 31.60 | 4,550 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

| TOTAL RCN | 399,080 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 2004 / 17 | |
|---|---|---|
| COND | 17 | 17 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 17 | % GD 83 |
| RCNLD | | $331,200 |