

Key: 1281

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.059

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MADIGAN PATRICK JR 40 SACHEM ROCK AV E BRIDGEWATER, MA 02333				30-48-0				40 SACHEM ROCK AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MADIGAN PATRICK JR				05/31/2018	QS	545,000	49861-127					
SPLITZ ANDREW R				12/13/2005	QS	575,000	31897-034					
AFTOSMES MICHAEL P &				08/15/2003	QS	420,000	26190-207					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000 5	1.00	100	1.00	225,600	1.20	100	1.00	5	1.20	216,740

LAND

TOTAL	34,979 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE			LAND	216,700	188,900
Inf1	FACTOR 100		BUILDING	428,600	383,100		
Inf2	PHY 100		DETACHED	11,400	10,800		
			OTHER	0	0		
					TOTAL	656,700	582,800

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00 10 0.90		2004	648	19.48	11,400



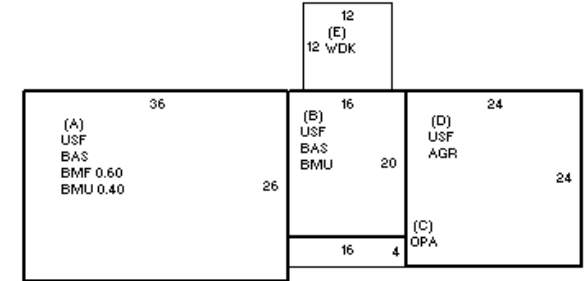
BLDG COMMENTS		
IN-LAW APT		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2020	SD
MODEL	1		RESIDENTIAL	LIST	9/29/2020	SD
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	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,088	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	11		1.00	FLOOR COVER	1	HARDWOOD	1.00
BEDROOMS	5		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	3		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	12	\$8,465		ARPUD	0		1.00
# UNITS	1	1.00		AFFORDABLE	0		1.00

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	%
675		51	FIELD REVIEW		09/29/2020	SD	0	0
		61	SITE VISIT		01/10/2019	SD	0	0
		6	CYCL GROWTH		08/01/2018	SD	0	0
		6	CYCL GROWTH		08/15/2013	SLB	0	0
		2	ADDITIONS	37,000	05/23/2005	CAP	100	100



TOTAL RCN	571,474
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$428,600