Key: 1826

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,545

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCADAMS MARYELLEN & DARREN M 25 GEORGE RD E BRIDGEWATER, MA 02333	46-50-0	25 GEORGE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCADAMS MARYELLEN & DARRE	10/18/2011	F	1	40458-2
MCADAMS MARYELLEN & DARRE	06/05/2002	A	100	22205-020
MCADAMS MARYELLEN	06/05/2002	A	100	22205-019

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	%
2907	05/12/2016	3	ALTERATIONS	2,800	04/10/2017	SLB	100	100
		51	FIELD REVIEW		08/24/2013	LF	0	0
153	07/01/2005	3	ALTERATIONS	10,000	05/30/2006	SLB	100	100
71	06/16/2003	2	ADDITIONS	24,000	03/16/2004	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,507	3 1.00	100 1.00	100 1.00	188,000	1.18	100 1.00	3 1.00			181,040

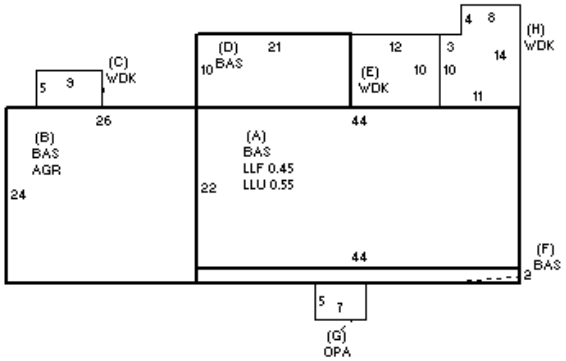
TOTAL	35,501 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 3		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	181,000	164,700
BUILDING	339,800	296,100
DETACHED	11,300	10,700
OTHER	0	0
TOTAL	**532,100**	**471,500**

DETACHED

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	19.44	8,800

PHOTO 09/24/2013



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/10/2017	SLB
LIST		
REVIEW	3/28/2013	ER

BLDG COMMENTS

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,890	DETAIL ADJ	1.081
$NLA(RCN)	$240	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,881
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	532		59.73	31,777
A	LLF	N	LOWER LEVEL FIN	436		115.66	50,427
B	AGR	N	ATT GARAGE	624		66.69	41,615
+	WDK	N	WOOD DECK	307		31.60	9,701
D	BAS	L	BASE AREA	210	2003	161.57	33,930
+	BAS	L	BASE AREA	1,680	1979	161.57	271,438
G	OPA	N	OPEN PORCH	35		42.71	1,495
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	453,083
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	$339,800