Key: 1908

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,620

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNULTY JOSEPH P & THERESA E 100 LORRAINE DR E BRIDGEWATER, MA 02333	49-6-0	100 LORRAINE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNULTY JOSEPH P & THERES	05/27/1999	QS	193,000	17498-316
BUCCELLA PATRICK J SR & A	07/01/1992	QS	118,500	11087-163
DILORETO JOHN J & SANDRA	06/17/1971	QS	24,900	3680-426

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

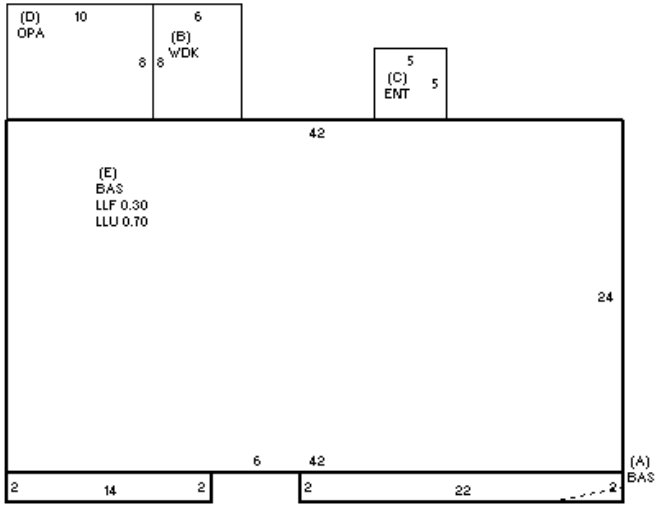
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		04/28/2020	SD	0	0
3312	06/15/2017	3	ALTERATIONS	4,233			0	0
	08/05/2013	6	CYCL GROWTH		07/02/2013	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,823	3 1.00	100 1.00	100 1.00	188,000	1.10	100 1.00	3 1.00			183,910

TOTAL	38,823 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 9		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	183,900	167,300
BUILDING	197,000	170,700
DETACHED	15,900	15,100
OTHER	0	0
TOTAL	**396,800**	**353,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80			336	59.02	15,900

PHOTO 04/28/2020

BLDG COMMENTS

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	4/28/2020	SD
LIST	4/28/2020	SD
REVIEW	3/28/2013	ER

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,080	DETAIL ADJ	1.050
$NLA(RCN)	$264	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,284
# 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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,080	1971	171.75	185,493
B	WDK	N	WOOD DECK	48		31.60	1,517
C	ENT	N	ENCLOSED ENTRY	25		81.12	2,028
D	OPA	N	OPEN PORCH	80		42.70	3,416
E	LLU	N	LOWER LEVEL UNF	706		63.50	44,828
E	LLF	N	LOWER LEVEL FIN	302		122.95	37,130
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	285,515
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1971 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$197,000