

Key: 1980

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.688

LEGALS  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MACBAIN IRREVOCABLE TRUST WILKERSON SARAH E TR 415 CENTRAL ST E BRIDGEWATER, MA 02333				50-63-0				415 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACBAIN IRREVOCABLE TRUST				09/24/2021	A	10	55724-265				
MACBAIN ANN M				02/13/2020	A	10	52343-102				
MACBAIN REALTY TRUST				07/10/2014	A	1	44517-005				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
BP-20-305	07/07/2020	3	ALTERATIONS	3,600			0 0
		6	CYCL GROWTH		02/13/2018	SD	0 0
		51	FIELD REVIEW		07/31/2013	LF	0 0
433	06/09/2010	3	ALTERATIONS	1,800			0 0
		6	CYCL GROWTH		06/16/2008		0 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	27,225 3	1.00	100	1.00	100	1.00	188,000	1.48	100	1.00	3	1.00	173,900

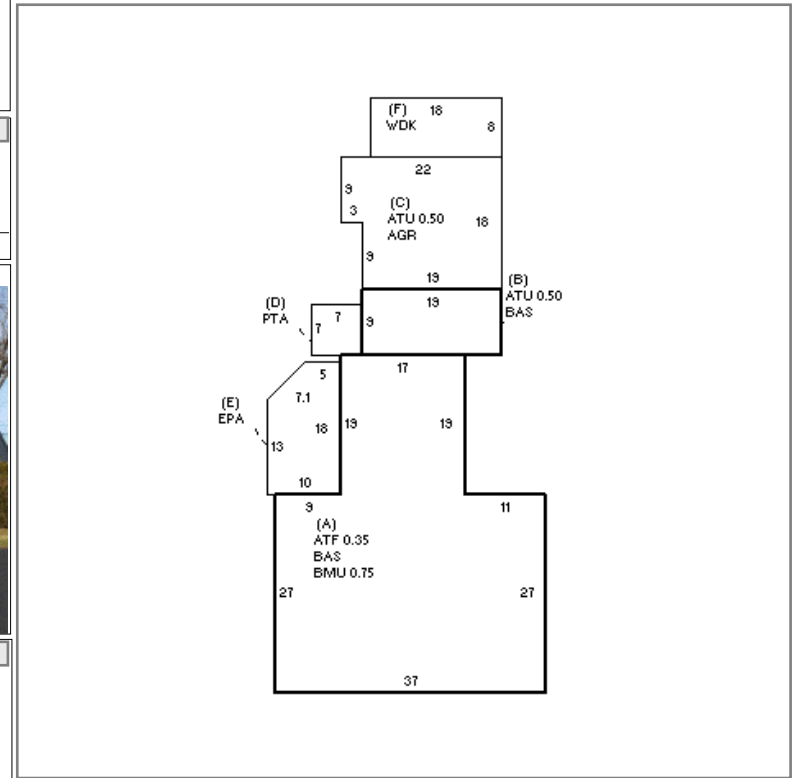
TOTAL	27,225 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 10250		LAND	173,900	158,200
Inf1	FACTOR 100		BUILDING	270,900	234,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	180,600	168,000		
					<b>TOTAL</b>	<b>625,400</b>	<b>560,800</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
in law apartment



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/13/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,492	
NET AREA	1,956	DETAIL ADJ	1.000	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	992		38.97	38,656	CONDITION ELEM CD		
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	ATF	L	ATTIC FINISH	463	1850	108.08	50,041	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,493	1850	167.06	249,417	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	270		30.30	8,181	KITCHEN		
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	369		76.45	28,209	BATHS		
				INT FINISH	99	N/A	1.00	D	PTA	N	PATIO	49		12.51	613	HEAT		
				HEATING/COOLING	4	STEAM	1.00	E	EPA	N	ENCLOSED PORCH	168		74.40	12,499	ELECT		
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	144		31.60	4,550			
				ARPUD	0		1.00	F21	O	FPL 2S 1OP	1		6,819.00	6,819				
				AFFORDABLE	0		1.00	KIT	O	XTRA KITCHEN	1		5,387.00	5,387				
																EFF.YR/AGE	1969 / 52	
																COND	34 34 %	
																FUNC	0	
																ECON	0	
																DEPR	34 % GD 66	
																RCNLD	\$270,900	

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

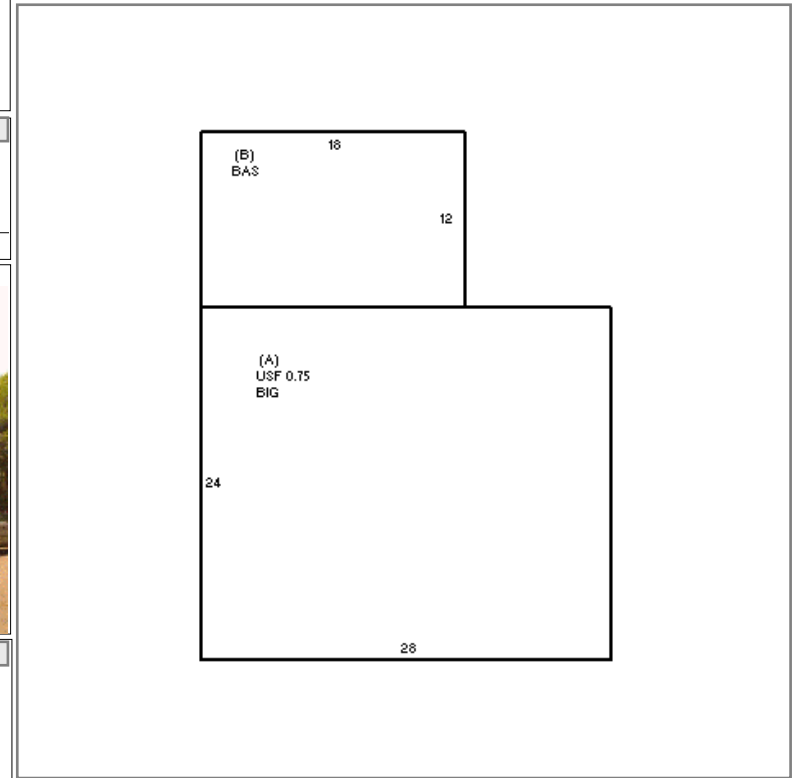
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	180,600	
Inf1		BUILDING			
Inf2		DETACHED			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								03/07/2013
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/13/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	18	1.00	GAR/QTRS [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	210,038
NET AREA	720	DETAIL ADJ	0.950	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	672		62.42	41,947	CONDITION ELEM	CD
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	504	2007	226.63	114,222	EXTERIOR	
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	216	2007	249.39	53,869	INTERIOR	
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	
ROOMS	1	ADJ	1.00	FLOOR COVER	13	COMB	1.00									BATHS	
BEDROOMS	0		1.00	INT FINISH	2	DRYWALL	1.00									HEAT	
BATHROOMS	0		1.00	HEATING/COOLING	99	N/A	1.00									ELECT	
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	0		.00	ARPUD	0		1.00										
# UNITS	0		1.00	AFFORDABLE	0		1.00										
																EFF.YR/AGE	2007 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$180,600