

Key: 2117

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.820

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
MCDONOUGH ROBERT & SHAUNNA 432 W UNION ST E BRIDGEWATER, MA 02333				53-36-0				432 W UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCDONOUGH ROBERT & SHAUNNA				12/28/2017	QS	290,000	49357-089					
FOLEY SHANNON E				01/16/2015	A	100	45151-207					
FOLEY SHANNON E & JUNE M				10/30/2009	QS	255,000	37873-062					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,100 3	1.00	100	1.00	188,000	2.86	100	1.00	3	1.00	161,710

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 %
BP-18-95	06/15/2018	3	ALTERATIONS	3,038			0 0
		60	SITE INSPECT		05/25/2018	SD	0 0
		6	CYCL GROWTH		02/22/2018	SD	0 0
		6	CYCL GROWTH		08/12/2013		0 0
1385	11/14/2012	3	ALTERATIONS	20,000			0 0

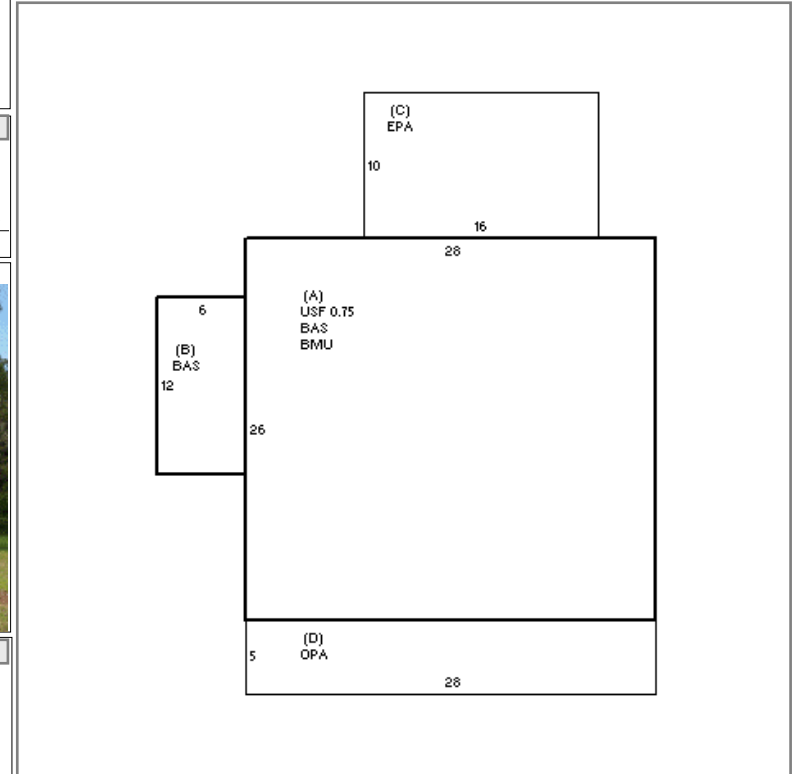
LEGAL LAND

TOTAL	13,100 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 6/ T 12341		LAND	161,700	147,100
Inf1	FACTOR 100		BUILDING	225,600	193,700		
Inf2	PHY 100		DETACHED	15,100	14,400		
			OTHER	0	0		
			<b>TOTAL</b>	<b>402,400</b>	<b>355,200</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 60 0.40			616	45.99	11,300
DDK	L	0.80 40 0.60	12 X 12 +11		452	13.85	3,800



BUILDING	CD	ADJ	DESC	MEASURE	5/25/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	3/29/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	1,346	DETAIL ADJ	1.030
\$NLA(RCN)	\$233	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		4	\$2,802
# 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	728		43.03	31,324
A	USF	L	UPPER STORY FIN	546	1945	180.01	98,283
+	BAS	L	BASE AREA	800	1945	198.09	158,469
C	EPA	N	ENCLOSED PORCH	160		74.40	11,904
D	OPA	N	OPEN PORCH	140		42.70	5,978
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	313,344
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	G
BATHS	G
HEAT	U
ELECT	
EFF.YR/AGE	1976 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$225,600