

Key: 2122

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.823

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
COSTELLO DEREK R & MCGOWAN-MONIZ ERINLEA 472 W UNION ST E BRIDGEWATER, MA 02333				53-41-0				472 W UNION ST				1010	100	SINGLE FAMILY					1	1 of 1	
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
				COSTELLO DEREK R & MCGOWAN-MONIZ ERINLEA & W UNION ST NOMINEE TRUST				10/15/2020	A	100	53632-078		679	08/29/2006	6	CYCL GROWTH		03/04/2015	LF		0
				12/23/2014	U	257,000	45084-157				51	FIELD REVIEW		02/09/2015	PW		0	0			
				04/22/2008	A	1	35877-132				6	CYCL GROWTH		07/23/2013	LF		0	0			
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3		188,000									
300	A	0.665	3	1.00	100	5,700	1.00	100	1.00	ELP		3,790									

TOTAL	1.665 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	OWNER USES 474R W UNION ST		LAND	191,800	174,500
Inf1	FACTOR 100		BUILDING	226,400	211,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	418,200	386,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/4/2015	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	3/29/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%	
679	08/29/2006	6	CYCL GROWTH		03/04/2015	LF		0	
		51	FIELD REVIEW		02/09/2015	PW		0	
		6	CYCL GROWTH		07/23/2013	LF		0	
		7	DETACHED BLD	2,500				0	

DETACHED

BUILDING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	332,958
NET AREA	1,054	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	527		38.31	20,189	CONDITION ELEM	CD
\$NLA(RCN)	\$316	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,054	1961	218.91	230,728		
				ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	527		53.87	28,392	EXTERIOR	U
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	16		42.69	683	INTERIOR	
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	282		31.60	8,911	KITCHEN	
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	572		63.18	36,139	BATHS	
				HEATING/COOLING	2	HOT WATER	1.02	E	CPA	N	CAR PORT	264		14.22	3,754	BATHS	
				FUEL SOURCE	2	GAS	1.00									HEAT	
				ARPUD	0		1.00									ELECT	
				AFFORDABLE	0		1.00										

MEASURE	3/4/2015	LF
LIST		
REVIEW	3/29/2013	ER

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,162
# UNITS	1	1.00

TOTAL RCN	332,958
EFF.YR/AGE	1970 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$226,400

