

Key: 2183

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.880

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCKEAN TIMOTHY B & PATRICIA A 311 CEDAR ST E BRIDGEWATER, MA 02333				56-15-0				311 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCKEAN TIMOTHY B & PATRIC				09/25/1998	N	102,000	16639-043				
ROWLAND CHARLES H				08/27/1990	A	150,000	9913-086				
ROWLAND KATHLEEN V				01/30/1985	QS	5954-247					

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-20-535	10/29/2020	3	CYCL GROWTH ALTERATIONS	3,902	11/03/2020	SD	0	0
BP-19-83	03/19/2019	3	ALTERATIONS	4,671	11/09/2020	SLB	100	100
BP-18-169	08/06/2018	3	ALTERATIONS	4,000	11/09/2020	SLB	100	100
		51	FIELD REVIEW		09/03/2013		0	0

LAND

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	1.00	188,000
300	A	0.350	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	2,000

DETACHED

TOTAL	1.350 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	LOTS 1, 2 C/W 70		LAND	190,000	172,800
Inf1	FACTOR 100			BUILDING	225,900	222,300		
Inf2	PHY 100			DETACHED	45,400	43,200		
				OTHER	0	0		
				TOTAL		461,300	438,300	

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		648	19.48	8,800
GFU	G	1.20	20 0.80	22X26	2007	74.54	34,100

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/3/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/29/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

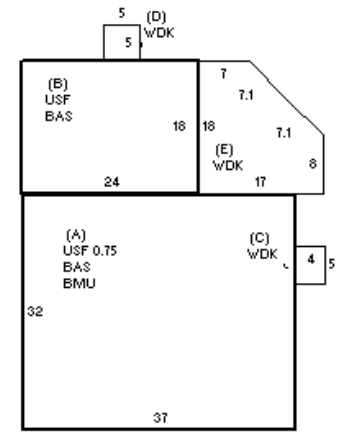
YEAR BLT	1766	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	451,898
NET AREA	2,936	DETAIL ADJ	0.927	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,184		37.13	43,961		
\$NLA(RCN)	\$154	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,320	1766	125.17	165,228		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,616	1766	137.75	222,596		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	301		31.60	9,512		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				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										

BUILDING

INDING



BLDG COMMENTS



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50

RCNLD	\$225,900
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