

Key: 2257

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.951

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCGRATH THOMAS P & CINDI J 1276 WASHINGTON ST E BRIDGEWATER, MA 02333				57-23-0 1276 WASHINGTON ST							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGRATH THOMAS P & CINDI				07/30/2009	QS	370,000	37555-051				
MASON STEPHEN J & MARY A				01/31/2003	QS	350,000	24098-094				
LONERGAN SCOTT A & PAMELA				09/27/1991	A	150,000	10501-184				

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-19-351	04/10/2019	3	ALTERATIONS	1,929				0
2984	06/30/2016	8	POOL	6,400	04/10/2017	SLB	100	100
11	03/15/2016	3	ALTERATIONS	7,000	04/10/2017	SLB	100	100
2289	11/24/2014	3	ALTERATIONS	33,000				0
		6	CYCL GROWTH		07/16/2013	LF	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	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
300	A	2,250 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	12,830

DETACHED

TOTAL	3.250 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE	LAND		200,800	182,700	
Inf1	FACTOR 100			BUILDING		346,700	298,500	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		547,500	481,200	

REVIEW

BUILDING	CD	ADJ	DESC	MEASURE	4/10/2017	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,898	DETAIL ADJ	1.081
\$NLA(RCN)	\$250	OVERALL	1.000

  

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,205
# 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	1	HARDWOOD	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	518		58.83	30,472
A	LLF	N	LOWER LEVEL FIN	634		113.91	72,217
+	BAS	L	BASE AREA	1,380	1976	159.12	219,589
D	BMU	N	BSMT UNFINISHED	144		52.05	7,495
E	AGR	N	ATT GARAGE	576		67.88	39,101
E	USF	L	UPPER STORY FIN	518	1976	144.60	74,902
F	PTA	N	PATIO	392		12.50	4,900
G	WDK	N	WOOD DECK	156		31.60	4,930
+	OPA	N	OPEN PORCH	288		42.70	12,298
F21	O		FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	474,928
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$346,700

PHOTO 04/10/2017

BLDG COMMENTS