Key: 2361

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,041

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SOLARI KENNETH P & JOAN M 33 MCCORDICK AVE E BRIDGEWATER, MA 02333	59-65-0	33 MCCORDICK AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SOLARI KENNETH P & JOAN M	08/23/1965	QS		4170-185

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

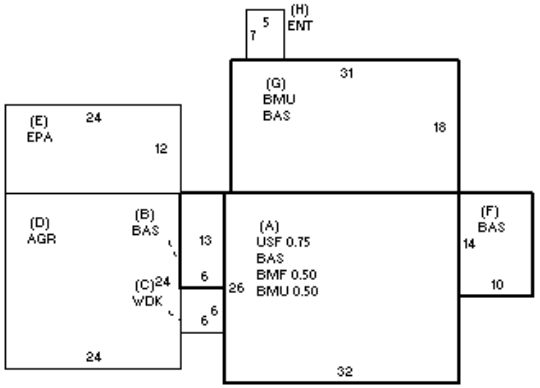
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2151	08/14/2014	3	ALTERATIONS	13,000	01/14/2015	LF	0	0
2104	07/08/2014	2	ADDITIONS	50,000	01/14/2015	LF	100	100
		6	CYCL GROWTH		06/25/2013	LF	0	0
	01/28/2013	3	ALTERATIONS	20,346	01/28/2013	LFF	0	0
		6	CYCL GROWTH		11/03/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,494	4 1.00	100 1.00	100 1.00	225,600	1.68	100 1.00	4 1.20			204,820

TOTAL	23,494 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	T 8411		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	204,800	170,800
BUILDING	244,100	219,700
DETACHED	11,300	10,700
OTHER	0	0
TOTAL	**460,200**	**401,200**



DETACHED

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

PHOTO 02/12/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/14/2015	LF
LIST		
REVIEW	4/2/2013	ER

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	2,232	DETAIL ADJ	1.020
$NLA(RCN)	$219	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,549
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	974		35.74	34,812
A	BMF	N	BSMT FINISH-SEP	416		50.26	20,910
A	USF	L	UPPER STORY FIN	624	1966	148.55	92,694
+	BAS	L	BASE AREA	1,050	1966	163.47	171,643
C	WDK	N	WOOD DECK	36		31.61	1,138
D	AGR	N	ATT GARAGE	576		67.88	39,101
E	EPA	N	ENCLOSED PORCH	288		74.40	21,427
G	BAS	L	BASE AREA	558	2015	163.47	91,216
H	ENT	N	ENCLOSED ENTRY	35		81.11	2,839
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	488,148
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			$244,100