Key: 2363

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,043

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGOWAN EDWIN J III &	59-67-0	38 LORRAINE DR
ELIZABETH E		
38 LORRAINE DR		
E BRIDGEWATER, MA 02333		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGOWAN EDWIN J III &	03/30/1995	QS	142,000	13496-247
DOTZENROD CHARLES F & MAR	05/25/1972	QS		3780-221
DORCHESTER SAVINGS BANK	12/13/1971	QS		3735-578

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

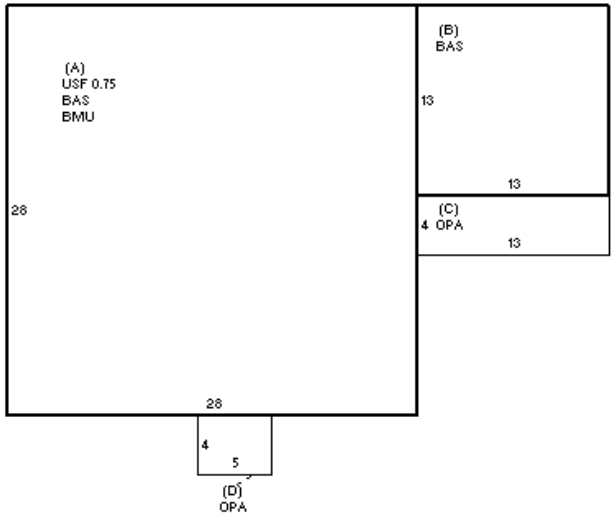
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		04/28/2020	SD	0	0
		51	FIELD REVIEW		09/26/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,047	3 1.00	100 1.00	100 1.00	188,000	1.78	100 1.00	3 1.00			169,430

TOTAL	22,047 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 2		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	169,400	154,100
BUILDING	226,400	193,600
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**398,300**	**350,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 04/28/2020

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	4/28/2020	SD
LIST	4/28/2020	SD
REVIEW	4/2/2013	ER

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	1,541	DETAIL ADJ	1.000
$NLA(RCN)	$201	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	1	1.00
TOT FIXTURES	5	$3,400
# 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	1	FORCED AIR	1.00
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	784		41.92	32,863
A	USF	L	UPPER STORY FIN	588	1969	165.42	97,269
+	BAS	L	BASE AREA	953	1969	182.04	173,483
+	OPA	N	OPEN PORCH	72		42.69	3,074

TOTAL RCN	310,089
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		$226,400