

Key: 2402

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.082

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GIANNAROS JENNIFER A 32 MCCORDICK AVE E BRIDGEWATER, MA 02333				59-109-0				32 MCCORDICK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIANNAROS JENNIFER A				12/29/2017	U	340,000	49365-104				
MCMANUS MARY BETH				12/11/1980	QS		4925-351				
MCMANUS MARY BETH				12/10/1980	QS		4925-351				

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-19-67	03/15/2019	2	ADDITIONS	230,000	04/06/2020	SLB	100	100
		6	CYCL GROWTH		03/09/2018	SD	0	0
2779	12/11/2015	7	DETACHED BLD	2,799	05/04/2016	SLB	100	100
2660	09/08/2015	3	ALTERATIONS	16,000	09/08/2015		0	0
		6	CYCL GROWTH		09/26/2013	LF	0	0

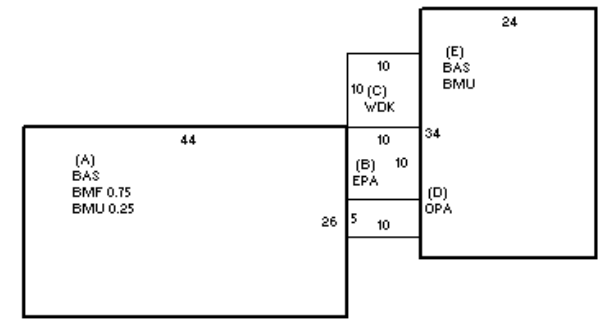
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000	4	1.00	100	1.00	100	1.00	4	1.20		209,490

TOTAL	28,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E T 12783			LAND	209,500	174,700
Inf1	FACTOR 100		BUILDING	362,900	338,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	572,400	513,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	NV 0.00 8 X 10	2016	80	20.44		04/07/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	442,549
NET AREA	1,960	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,102		33.42	36,825		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	858		46.99	40,321		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,144	1967	170.22	194,733		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	100		74.40	7,440		
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	100		31.60	3,160		
				INT FINISH	99	N/A	1.00	D	OPA	N	OPEN PORCH	50		42.70	2,135		
				HEATING/COOLING	2	HOT WATER	1.02	E	BAS	L	BASE AREA	816	2020	170.22	138,901		
				FUEL SOURCE	2	GAS	1.00	F	F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				ARPUD	0		1.00	KIT	O	XTRA KITCHEN	1		5,387.00	5,387			
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2003 / 18	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$362,900	