

Key: 2410

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.089

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
VAUGHN ROBERT E & BRENDON P TR VAUGHN FAMILY REVOCABLE TRUST 20 MCCORDICK AV E BRIDGEWATER, MA 02333				59-117-0				20 MCCORDICK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VAUGHN ROBERT E & BRENDON				09/13/2013	A	280,000	43600-207				
VAUGHN BRENDON P & LAUREN				06/04/2010	H	289,000	38597-70				
SOLARI DOROTHY C				06/20/2002	A	100	22287-135				

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-19-453	11/18/2019	3	ALTERATIONS	17,705				0
		51	FIELD REVIEW		09/26/2013	LF		0
792	05/18/2011	3	ALTERATIONS	4,350	04/10/2012			100
		6	CYCL GROWTH		11/03/2008			100
		6	CYCL GROWTH		01/01/2008			100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	4	1.00	100	1.00	100	1.00	1.00	4	1.20	225,600
300	A	0.100	4	1.00	100	1.00	100	1.00	ELP	1.00		570

TOTAL	1.100 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4		N O T E	T 5161		LAND	226,200	188,600
Inf1	FACTOR 100			BUILDING	211,200	194,300		
Inf2	PHY 100			DETACHED	20,700	19,700		
				OTHER	0	0		
				TOTAL	458,100	402,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	40 0.60		780	44.19	20,700

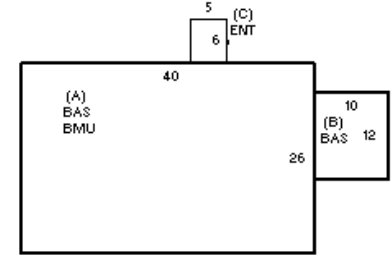


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/26/2013	LF
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%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,160	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,040		38.45	39,986
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,160	1977	209.31	242,802
				ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017
				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								

TOTAL RCN	293,319	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1977 / 44	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$211,200	



DETACHED

BUILDING

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