Key: 2809

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,405

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
E & T MCKENNA FAMILY TRUST MCKENNA EDWARD F & TRACEY A PO BOX 644 E BRIDGEWATER, MA 02333	63-28-0	547 N CENTRAL ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
E & T MCKENNA FAMILY TRUS	04/15/2020	A	100	52613-346
MCKENNA EDWARD & TRACEY	03/20/1987	QS		7559-211

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	%
2898	05/02/2016	3	ALTERATIONS	4,000	05/08/2017	SLB	100	100
	07/02/2013	6	CYCL GROWTH		09/24/2013	SLB	0	0
998	04/30/2003	8	POOL	7,000		CAP	0	0
784	09/16/2002	3	ALTERATIONS	7,900			0	0
769	09/04/2002	2	ADDITIONS				0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		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	1.000	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			5,700

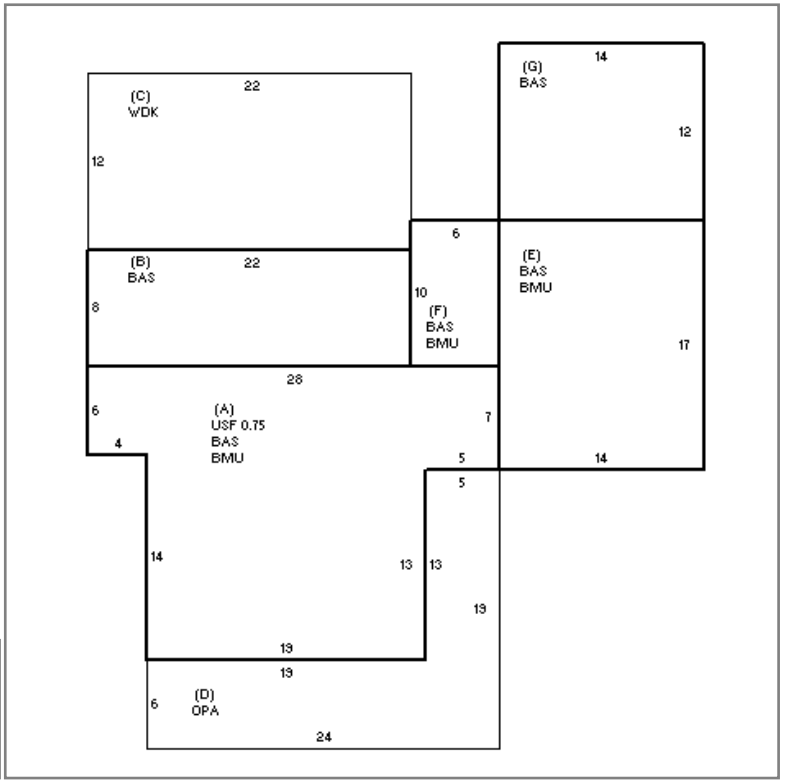
TOTAL	2.000 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	193,700	176,200
BUILDING	146,800	144,300
DETACHED	23,700	22,600
OTHER	0	0
TOTAL	**364,200**	**343,100**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30	0.70			672	50.32	23,700

PHOTO 03/11/2013



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/8/2017	SLB
LIST		
REVIEW	4/4/2013	ER

BLDG COMMENTS

no change in size of porch or deck

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	1,410	DETAIL ADJ	0.900
$NLA(RCN)	$208	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,672
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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
+	BMU	N	BSMT UNFINISHED	737		42.82	31,558
A	USF	L	UPPER STORY FIN	329	1890	154.29	50,763
+	BAS	L	BASE AREA	675	1890	169.79	114,610
C	WDK	N	WOOD DECK	264		31.60	8,342
D	OPA	N	OPEN PORCH	209		42.70	8,924
+	BAS	L	BASE AREA	406	2002	169.79	68,936
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	293,624
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		$146,800