

Key: 2837

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.431

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCCARTHY ANDREW II 73 COUNTRY CLUB LANE PEMBROKE, MA 02359				63-60-0				126 PLEASANT ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCARTHY ANDREW II				11/02/2018	QS	410,000	50480-261	
OBRIEN WENDY M				09/30/2008	O	300,000	36403-005					
MESERVE HELEN L				06/13/2007	A	1	34666-346					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-18-355	12/19/2018	51	FIELD REVIEW	4,000	08/14/2019	PW	0	0
		6	CYCL GROWTH		05/06/2019	SD	0	0
		3	ALTERATIONS		05/06/2019	SLB	100	100
		51	FIELD REVIEW		05/15/2018	RJM	100	100
		51	FIELD REVIEW		09/17/2013	LF	100	100

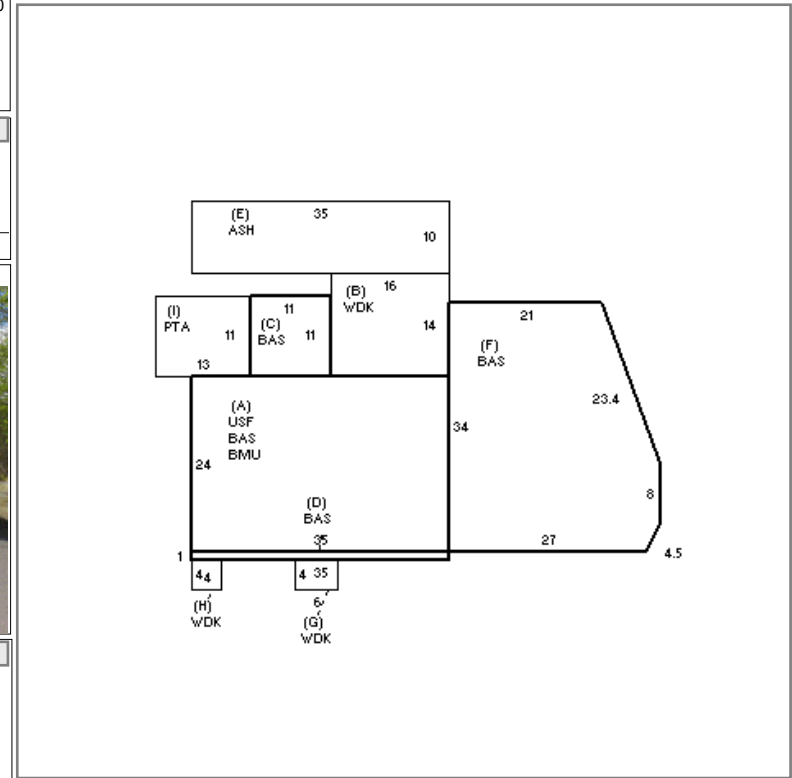
LAND

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	188,000	1.00	100	3	1.00		188,000
300	A	0.290	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	1,650

TOTAL	1.290 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Ngh	RES 3	C/W 36A T 3920. ALSO T 14337 BK 6686. PG 46 DATE 4/7/86. DOD MERSERVE CLYDE 1/23/06 BK 32387 PG			LAND	189,700	172,500	
Infl1	FACTOR 100	T 168...Special Permit granted to allow retail tack & pet supply shop. LAND AREA INCLUDES 63/86 & 63/87			BUILDING	243,000	221,500	
Infl2	PHY 100				DETACHED	0	0	
						OTHER	96,500	93,200
						<b>TOTAL</b>	<b>529,200</b>	<b>487,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2019	SD
MODEL	1		RESIDENTIAL	LIST	5/15/2018	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	6/1/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	485,974
NET AREA	2,730	DETAIL ADJ	1.076	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	840		40.98	34,424		
\$NLA(RCN)	\$178	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	840	1949	148.02	124,335		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	264		31.60	8,342		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,890	1949	162.88	307,852		
				FLOOR COVER	3	W/W CARPET	1.00	E	ASH	N	ATT SHED	350		13.84	4,843		
				INT FINISH	1	PLASTER	1.00	I	PTA	N	PATIO	143		12.50	1,788		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

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	\$243,000

Key: 2837

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.432

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY ANDREW II 73 COUNTRY CLUB LANE PEMBROKE, MA 02359				63-60-0				126 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	96,500	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

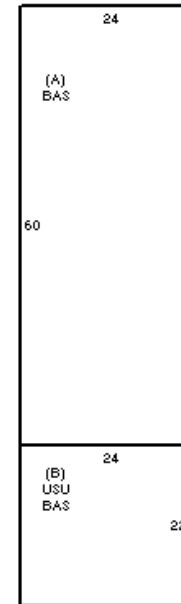
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/15/2018



BLDG COMMENTS
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2019	SD
MODEL	5		CIM-5	LIST	5/15/2018	EST
STYLE	53	0.50	STORAGE [79%]	REVIEW	6/1/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	2,496	DETAIL ADJ	0.381
\$NLA(RCN)	\$55	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	0	.95	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,968	1978	61.88	121,773
EXT. COVER	4	VINYL	1.00	B	USU	L	UP-STRY UNF	528	1978	30.48	16,092
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/CMP SHIN	1.00								
FLOOR COVER	9	CONCRETE	0.95								
INT. FINISH	6	MINIMUM	0.95								
HEATING/COOL	13	NONE	0.95								
FUEL SOURCE	8	NONE	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	137,865
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1983 / 38
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$96,500