

Key: 2868

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.456

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION						
MCGRATH LAUREN A 131 THAYER AVE E BRIDGEWATER, MA 02333				64-8-0				131 THAYER AV						
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)							
MCGRATH LAUREN A				06/28/2018	QS	295,000	49979-156							
BIRD AMY MARIE				10/31/2013	H	165,000	43781-265							
KOWALKER JOHN & DIANE L				03/30/1994	QS	130,000	12768-270							
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	6,078 3	1.00	100	1.00	100	1.00	188,000	5.93	100	1.00	3	1.00	155,650

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	%
57769	10/19/2015	51	FIELD REVIEW		08/12/2019	PW	0	0
		6	CYCL GROWTH		05/06/2019	SD	0	0
		99	OTHER		12/10/2018	SD	0	0
		3	ALTERATIONS	7,500			0	0
		6	CYCL GROWTH		12/15/2013	LF	0	0

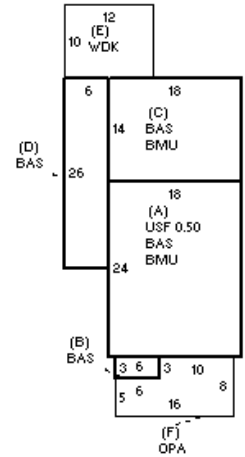
TOTAL	6,078 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	155,700	141,600		
Inf1	FACTOR 100		BUILDING	198,500	187,900		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	356,700	331,800		

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1921	SIZE ADJ	1.000
NET AREA	1,074	DETAIL ADJ	0.918
\$NLA(RCN)	\$231	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$3,745	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	684		44.00	30,096
A	USF	L	UPPER STORY FIN	216	1921	177.44	38,326
+	BAS	L	BASE AREA	858	1921	195.26	167,530
E	WDK	N	WOOD DECK	120		31.60	3,792
F	OPA	N	OPEN PORCH	110		42.70	4,697

TOTAL RCN	248,186
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2001 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$198,500