

Key: 3195

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.730

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD NEIL T 24 OLD BEDFORD RD E. BRIDGEWATER, MA 02333				71-57-0				24 OLD BEDFORD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD NEIL T				05/27/2005	QS	330,000	30606-183				
ST CROIX JAMES M				07/30/2004	QS	305,000	28780-116				
LEMOINE KIMBERLEE A				11/19/2002	QS	235,000	23438-029				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1412	01/09/2013	6	CYCL GROWTH		09/10/2021	SD	0	0
		3	ALTERATIONS	4,300	01/09/2013	LFF	0	100
		6	CYCL GROWTH		01/09/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,865 3	1.00	100	1.00	188,000	1.33	100	1.00	3	1.00	177,040

TOTAL	30,884 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	ESMT		LAND	177,000	161,000
Inf1	FACTOR 100		BUILDING	198,400	187,800		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>377,900</b>	<b>351,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1992	200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2021	SD
MODEL	1		RESIDENTIAL	LIST	9/10/2021	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,333	DETAIL ADJ	1.009	FOUNDATION	5	BRICK/STONE	1.00
\$NLA(RCN)	\$225	OVERALL	1.000	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	3	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$4,117		ARPUD	0		1.00
# UNITS	2	1.10		AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	602		46.22	27,825
A	USF	L	UPPER STORY FIN	452	1800	176.98	79,993
B	OPA	N	OPEN PORCH	48		42.71	2,050
+	WDK	N	WOOD DECK	258		31.60	8,153
+	BAS	L	BASE AREA	881	1800	194.75	171,575
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	300,532	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
EFF.YR/AGE		1969 / 52	
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD	\$198,400		

