

Key: 3312

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.841

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCDUGALL DONALD ALEXANDER 43 PLEASANT AVE E BRIDGEWATER, MA 02333				73-22-0				43 PLEASANT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDUGALL DONALD ALEXANDE				08/28/2012	O	170,000	41862-319				
CONSTITUTION PROPERTIES L				05/08/2012	N	110,000	41341-315				
LEEDBERG AIDA C				06/15/2011	H	50,000	40023-327				

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	%
		51	FIELD REVIEW		09/17/2013	LF	0	0

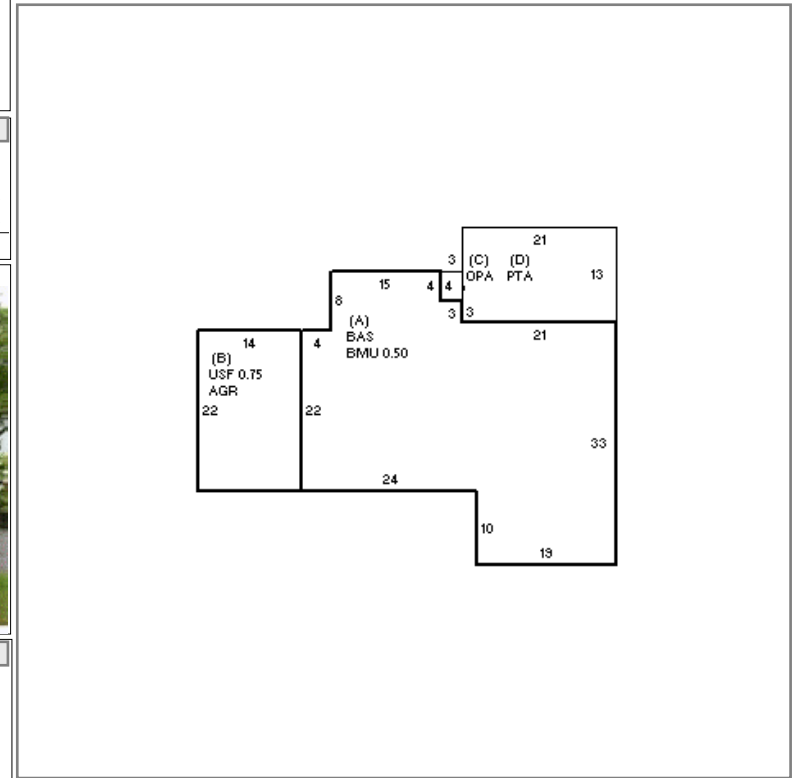
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,800 3	1.00	100	1.00	188,000	3.76	100	1.00	3	1.00	158,860

TOTAL	9,801 SF	ZONING	NOT E	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOT E	LAND	158,900	144,500			
Infl1	FACTOR 100		BUILDING	176,000	168,400			
Infl2	PHY 100		DETACHED	2,500	2,300			
			OTHER	0	0			
<b>TOTAL</b>			<b>337,400</b>	<b>315,200</b>				

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/9/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1942	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	351,957		
NET AREA	1,520	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	645		44.97	29,006	CONDITION ELEM	CD		
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,289	1942	186.75	240,715	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	308		81.15	24,995	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	USF	L	UPPER STORY FIN	231	1942	169.70	39,201	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	12		42.67	512	BATHS			
				INT FINISH	99	N/A	1.00	D	PTA	N	PATIO	273		12.50	3,413	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 1OP	2		6,017.00	12,034	ELECT			
				FUEL SOURCE	2	GAS	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	1958 / 63
																		COND	50 50 %
																		FUNC	0
																		ECON	0
																		DEPR	50 % GD 50
																		RCNLD	\$176,000