Key: 3691

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,191

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNEIL JOHN L & JEANNETTE M **341 ELM ST** **E BRIDGEWATER, MA 02333**	**82-50-0**	**341 ELM ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNEIL JOHN L & JEANNETTE	10/03/1967	QS		3397-754
MCNEIL JOHN L & JEANETTE	10/02/1967	QS		3397-754

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		08/14/2013	LF	0	0
21	06/28/2007	3	ALTERATIONS	10,000	05/05/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,413	3 1.00	100 1.00	100 1.00	188,000	1.75	100 1.00	3 1.00			169,750

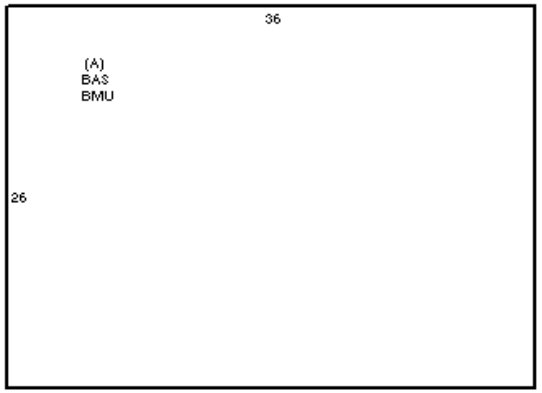
TOTAL	22,413 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 8920		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	169,800	154,400
BUILDING	184,100	169,400
DETACHED	26,500	25,200
OTHER	0	0
TOTAL	**380,400**	**349,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80			580	51.69	24,000
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 05/08/2014



BUILDING

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

MEASURE	8/14/2013	LF
LIST		
REVIEW	4/11/2013	ER

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,040
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		39.63	37,091
A	BAS	L	BASE AREA	936	1962	227.68	213,108

TOTAL RCN	252,239

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$184,100