

Key: 3807

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.281

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MACNEIL DANIEL & EILEEN 7 HOLLY LN E BRIDGEWATER, MA 02333				87-18-0				7 HOLLY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACNEIL DANIEL & EILEEN				02/23/1987	QS		7499-081				
MACNEIL DANIEL & EILEEN				02/22/1987	D	65,000	7499-081				
WORDBEY MARTIN J				11/05/1986	QS	1	7247-316				

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	%
	08/05/2013	6	CYCL GROWTH		11/06/2020	SD	0	0
		6	CYCL GROWTH		07/02/2013	SLB	0	0

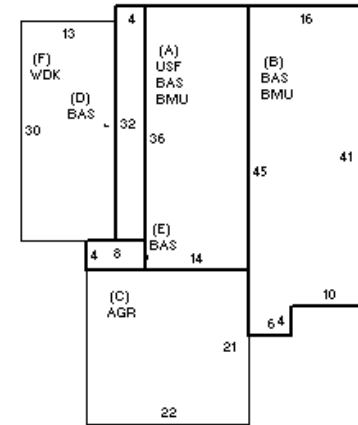
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,559 4	1.00	100	1.00	225,600	1.18	100	1.00	4	1.20	217,310

TOTAL	35,559 SF	ZONING	FRNT 0	ASSESSED		CURRENT		PREVIOUS	
Ngh	RES 4	N O T E	LOT 4	LAND	217,300	320,000	181,200		
Infl1	FACTOR 100			BUILDING	0	0	0		
Infl2	PHY 100			DETACHED	0	0	0		
				OTHER	0	0	0		
TOTAL					537,300		484,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/6/2020	SD
STYLE	8	0.98	CONTEMPORARY [100%]	REVIEW	4/12/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	1,848	DETAIL ADJ	0.999
\$NLA(RCN)	\$231	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,567	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,184		38.99	46,159
A	USF	L	UPPER STORY FIN	504	1988	162.40	81,848
C	AGR	N	ATT GARAGE	462		75.26	34,769
+	BAS	L	BASE AREA	1,344	1988	178.71	240,182
F	WDK	N	WOOD DECK	390		33.18	12,940
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	426,625
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$320,000