

Key: 4048

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.504

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CORCORAN THOMAS E JR & LAWCEWICZ LINDA M				93-55-0				81 BRENDA AV			
81 BRENDA AVE				CORCORAN THOMAS E JR & CORCORAN THOMAS E JR				CORCORAN THOMAS E JR & JE			
E BRIDGEWATER, MA 02333				CORCORAN THOMAS E JR & CORCORAN THOMAS E JR				CORCORAN THOMAS E JR & JE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				10/16/2020	A	100	53640-147				
				04/20/1971	QS		3663-670				
				04/19/1971	QS		3663-670				

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	%
		6	CYCL GROWTH		09/14/2015	SD	0	0
		51	FIELD REVIEW		09/10/2013		0	0

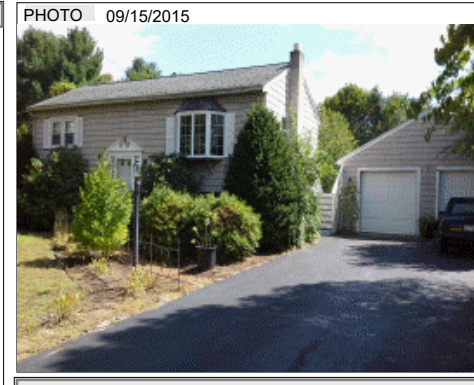
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	4	1.00	100	1.00	100	1.00	4	1.20		203,270

TOTAL	22,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	T 9916		LAND	203,300	169,500
Inf1	FACTOR 100		BUILDING	219,300	187,700		
Inf2	PHY 100		DETACHED	35,100	33,400		
			OTHER	0	0		
					<b>TOTAL</b>	<b>457,700</b>	<b>390,600</b>

DETACHED

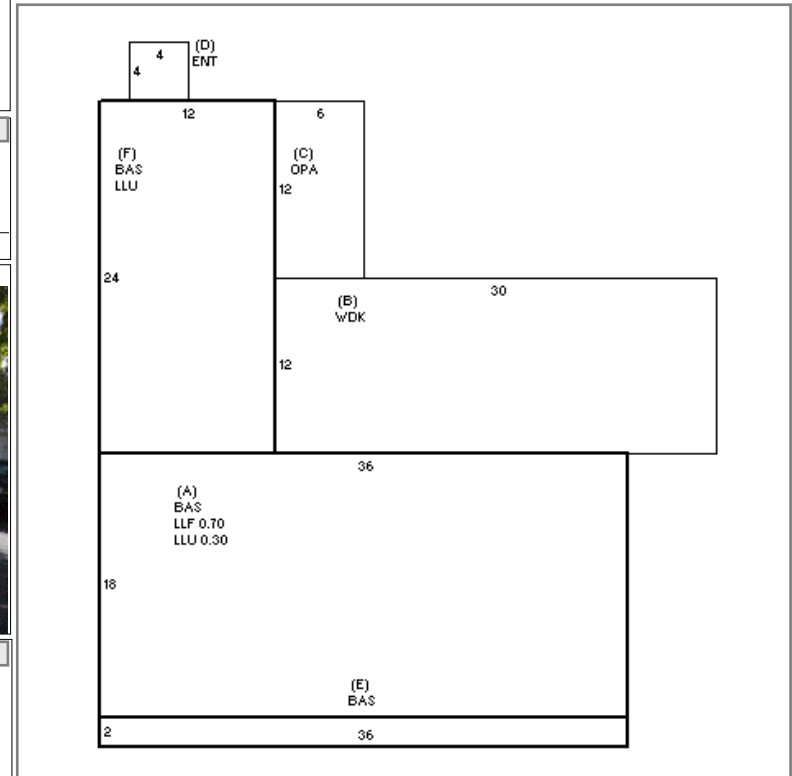
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80		576	51.74	23,800
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	30 0.70	1990	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/14/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/16/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,008	DETAIL ADJ	1.081
\$NLA(RCN)	\$298	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,410	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	300,450
FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	482		66.90	32,246		
EXT COVER	1	WD SHINGLES	1.00	A	LLF	N	LOWER LEVEL FIN	454		129.54	58,813		
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	360		31.60	11,376		
ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	72		42.69	3,074		
FLOOR COVER	99	N/A	1.00	D	ENT	N	ENCLOSED ENTRY	16		81.13	1,298		
INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,008	1970	180.97	182,414		
HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
FUEL SOURCE	99	N/A	1.00										
ARPUD	0		1.00										
AFFORDABLE	0		1.00										

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	\$219,300