Key: 416

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 364

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCLAUGHLIN PATRICK A 126 HUBBARD RD E BRIDGEWATER, MA 02333	7-447-0	126 HUBBARD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCLAUGHLIN PATRICK A	05/20/2019	QS	295,000	51127-260
HANNING GLENN ROGER	04/12/2010	QS	247,000	38415-41
MONDEAU MICHAEL A & NADIN	10/15/2001	1	190,000	20706-078

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

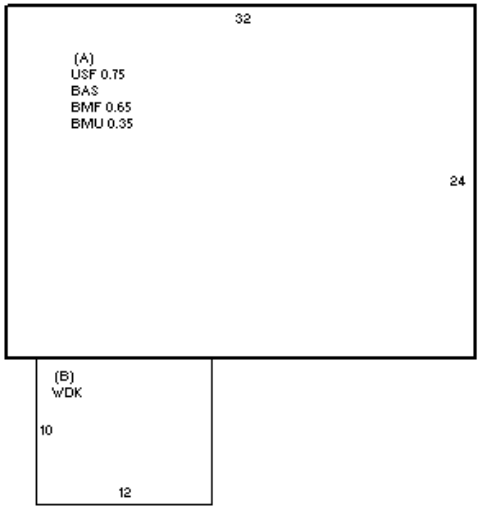
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		10/03/2019	SDP	0	0
	08/07/2012	6	CYCL GROWTH		08/07/2012	SLB	0	0
		6	CYCL GROWTH		10/25/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,445	2 1.00	100 1.00	100 1.00	178,600	6.60	100 1.00	2 0.95			147,350

TOTAL	5,445 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 448		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	147,400	134,000
BUILDING	226,700	197,000
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**376,600**	**333,300**



DETACHED

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

PHOTO 10/03/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/3/2019	SD
LIST		
REVIEW	3/18/2013	ER

YEAR BLT	1986	SIZE ADJ	1.000
NET AREA	1,344	DETAIL ADJ	1.020
$NLA(RCN)	$225	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# 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	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
A	BMU	N	BSMT UNFINISHED	269		42.23	11,360
A	BMF	N	BSMT FINISH-SEP	499		59.39	29,635
A	BAS	L	BASE AREA	768	1986	196.16	150,653
A	USF	L	UPPER STORY FIN	576	1986	178.26	102,677
B	WDK	N	WOOD DECK	120		31.60	3,792

TOTAL RCN	302,279
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			$226,700