

Key: 4304

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.703

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LOJA MARIA VICTORIA CELA 73 TARDIE TERR E BRIDGEWATER, MA 02333				101-19-0				73 TARDIE TER			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOJA MARIA VICTORIA CELA				07/06/2021	QS	510,000	55269-062				
MCGRATH SCOTT E & SCOTT D				02/19/2004	A	1	27575-116				
MCGRATH SCOTT E & DONNA M				09/19/1974	QS		4020-397				

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	%
BP-19-252	08/05/2019	6	CYCL GROWTH	7,200	09/26/2022	SD	0	0
3366	08/14/2017	3	ALTERATIONS	4,391	08/23/2021	SD	0	100
		3	ALTERATIONS				0	0
		6	CYCL GROWTH		09/09/2013	LF	0	0

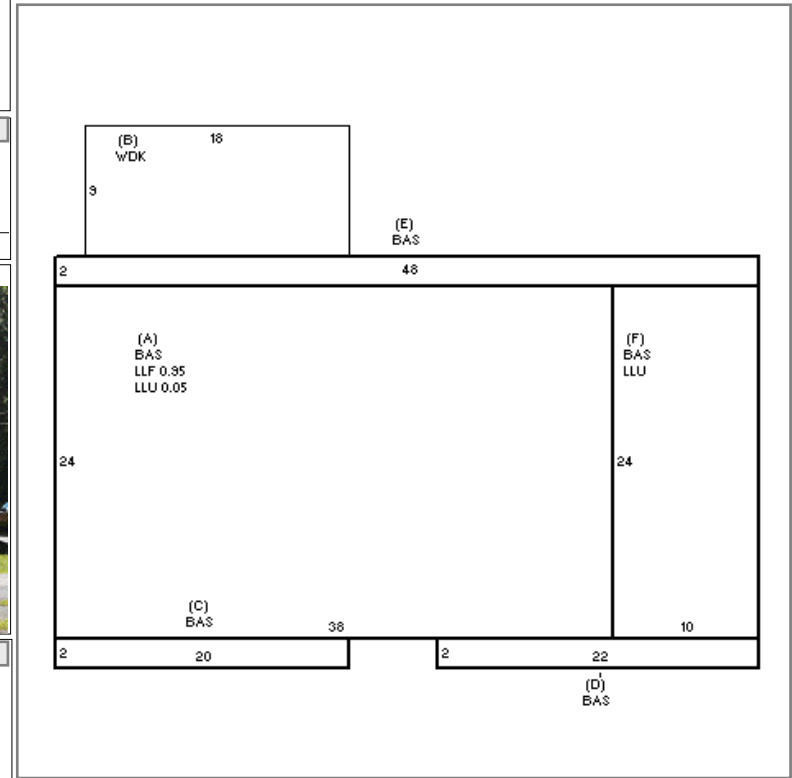
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	24,090 4	1.00	100	1.00	100	1.00	225,600	1.65	100	1.00	4	1.20		205,440

TOTAL	24,090 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	T 11113		LAND	205,400	171,300
Inf1	FACTOR 100		LAND	266,500	227,500		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	474,400	401,100

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



BUILDING	CD	ADJ	DESC	MEASURE	9/26/2022	SD
MODEL	1		RESIDENTIAL	LIST	9/26/2022	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/17/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	365,124
NET AREA	1,332	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	286		62.03	17,740		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	866		120.11	104,013		
				ROOF SHAPE	2	HIP	1.00	B	WDK	N	WOOD DECK	162		31.60	5,119		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,332	1975	167.78	223,489		
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	1		2,063.00	2,063		
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				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	\$266,500
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