

Key: 4624

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.947

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCMAHON BRANDI M 1 NORTHVILLE AVE E BRIDGEWATER, MA 02333				115-23-0				1 NORTHVILLE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCMAHON BRANDI M				06/09/2017	H	1	48525-182				
MCMAHON BRANDI M & RICHAR				02/28/2007	QS	439,900	34178-132				
COUTTS EDWARD J & MARY T				12/20/1999	QS	273,632	18140-107				

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		09/16/2013	LF	0	0

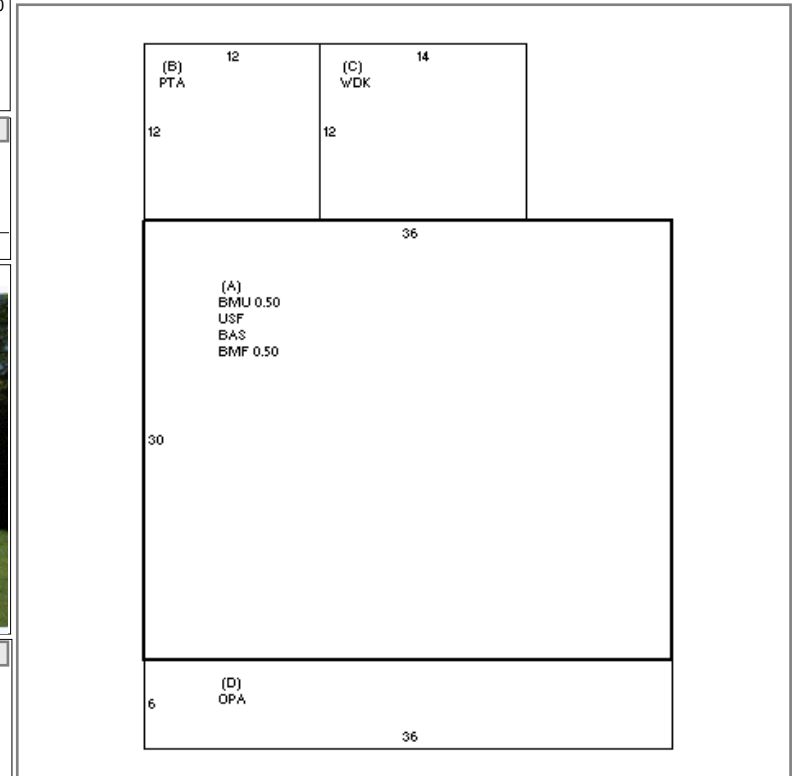
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	1.00	5	1.20	225,600
300	A	0.990	5	1.00	100	1.00	100	1.00	ELP	1.00		5,640

TOTAL	1.990 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE LOT 26/ 95-172/ DRAINAGE ESMT	LAND	231,200	201,800		
Inf1	FACTOR 100		BUILDING	338,100	297,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		569,300	499,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/18/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,924																		
NET AREA	2,160	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	540		56.16	30,326	CONDITION ELEM	CD																		
\$NLA(RCN)	\$198	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,080	1999	167.88	181,315	EXTERIOR																			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,080	1999	152.56	164,766	INTERIOR																			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	540		39.93	21,564	KITCHEN																			
				FLOOR COVER	99	N/A	1.00	B	PTA	N	PATIO	144		13.13	1,890	BATHS																			
				INT FINISH	99	N/A	1.00	C	WDK	N	WOOD DECK	168		33.18	5,575	HEAT																			
				HEATING/COOLING	11	HW/COOL AIR	1.04	D	OPA	N	OPEN PORCH	216		44.83	9,684	ELECT																			
				FUEL SOURCE	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		7,160.00	7,160																				
				ARPUD	0		1.00																												
				AFFORDABLE	0		1.00																												
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">1999 / 22</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>21</td> <td>21 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>21</td> <td>% GD 79</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$338,100</td> </tr> </tbody> </table>														EFF.YR/AGE	1999 / 22		COND	21	21 %	FUNC	0		ECON	0		DEPR	21	% GD 79	RCNLD	\$338,100	
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CAPACITY		UNITS	ADJ																																
STORIES		2	1.00																																
ROOMS		8	1.00																																
BEDROOMS		4	1.00																																
BATHROOMS		2	1.00																																
# 1/2 BATHS		1	1.00																																
TOT FIXTURES		8	\$5,644																																
# UNITS		1	1.00																																