

Key: 4718

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.032

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCKINNEY ERIC 7 JOHNSON FARM LN E BRIDGEWATER, MA 02333				120-7-0				7 JOHNSON FARM LN				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
MCKINNEY ERIC				02/20/2015	QS	409,900		45243-164				
PATRIOT CONSTRUCTION CORP				03/17/2014	O	110,000		44151-086				
DEVINE FRANNCES				04/04/2011	B	100,000		39813-252				
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	4	1.00	100	1.00	100	1.00	4	1.20		225,600
300	A	8,667	4	1.00	100	1.00	100	1.00	4	1.00		1,740

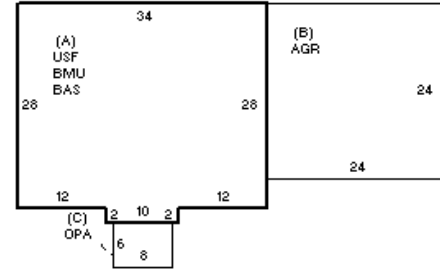
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1883	02/26/2014	1	NEW CONST	170,000	12/17/2014	LF	0	100
		6	CYCL GROWTH		07/31/2020	SD	0	0
		51	FIELD REVIEW		01/26/2016	PW	0	0
		61	SITE VISIT		06/10/2015	SLB	100	100
		62	REVISIT		06/14/2014	LF	0	100

LAND

TOTAL	9.667 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4		N O T E	PLAN 00-796/ LOT 5		LAND	227,300	189,700
Infl1	FACTOR 100			BUILDING	383,700	364,100		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL		611,000	553,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/03/2020



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/31/2020	SD
MODEL	1		RESIDENTIAL	LIST	7/31/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	

G

YEAR BLT	2014	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	412,532	
NET AREA	1,944	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	972	2014	171.91	167,096	CONDITION ELEM	CD	
\$NLA(RCN)	\$212	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMU	N	BSMT UNFINISHED	972		41.13	39,983	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	972	2014	156.22	151,845	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		71.28	41,056	KITCHEN		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	48		44.84	2,153	BATHS		
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		4,813.20	4,813	HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT		
				FUEL SOURCE	2	GAS	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		8	\$5,586															
# UNITS		1	1.00															
EFF.YR/AGE		2014 / 7																
COND	7		7%															
FUNC	0																	
ECON	0																	
DEPR	7		% GD	93														
RCNLD				\$383,700														