

Key: 4766

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.066

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ROONEY MIKAYLA L 95 THATCHER ST E BRIDGEWATER, MA 02333				121-16-0				95 THATCHER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ROONEY MIKAYLA L				10/31/2019	QS	406,000	51882-058					
CLM DEVELOPMENT LLC				04/05/2019	B	100,000	50978-003					
SUMMER STREET REALTY TRUS				09/28/2017	V	375,000	48981-088					

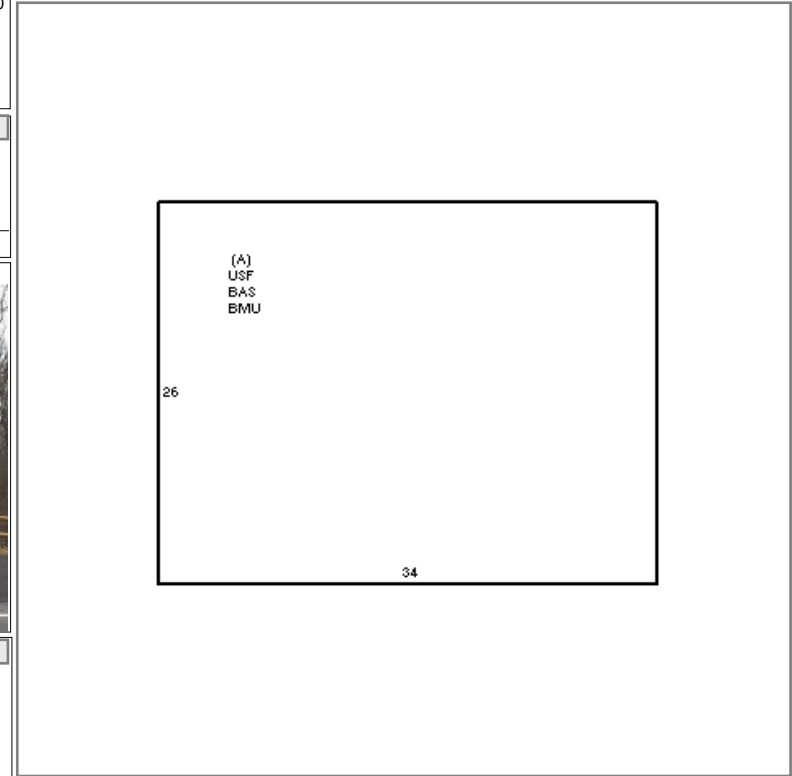
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-469	10/22/2019	6	CYCL GROWTH		03/11/2020	SD	0	0
BP-19-27	01/28/2019	51	FIELD REVIEW		03/10/2020	PW	0	0
		5	SPLIT/SUB		01/23/2019	SLB	100	100
		1	NEW CONST	143,000	05/22/2019	SLB	10	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	7	1.00	100	178,600	1.00	100	1.00	7	0.95	178,600
300	A	0.645	7	1.00	100	5,700	1.00	100	1.00	ELP	1.00	3,680

DETACHED

TOTAL	1.645 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7		N O T E	LOT 6/ T 12084/ wet. NOW COMBINED WITH 121/27 PER PLAN 19-469		LAND	182,300	165,800
Infl1	FACTOR 100			BUILDING	336,600	301,600		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL		518,900	467,400	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2020	SD
MODEL	1		RESIDENTIAL	LIST	3/11/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	343,435
NET AREA	1,768	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		42.34	37,426		
\$NLA(RCN)	\$194	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	884	2019	177.63	157,029		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	884	2019	161.42	142,696		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	12	COMB	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2019 / 2
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$336,600