

Key: 524

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 463

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MELCHER JOSHUA M & KATHLEEN M S/O MCNAMARA SHANE PATRICK & 37 HAYES RD E BRIDGEWATER, MA 02333				8-748-0				37 HAYES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCNAMARA SHANE PATRICK & MELCHER JOSHUA M & KATHLE BOUZAN JAMES F & AMANDA L				08/05/2022	QS	450,000		57107-061			
				11/19/2014	QS	243,900		44960-122			
				11/15/2012	QS	220,000		42239-288			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/28/2015	NR	100	100
		51	FIELD REVIEW		01/06/2015	PW	0	0
		6	CYCL GROWTH		10/09/2014	LF	0	0
		51	FIELD REVIEW		09/26/2013	PW	0	0
		6	CYCL GROWTH		10/25/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,908	2	1.00	100	1.00	100	1.00	2	0.95		160,020

TOTAL	20,908 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 749, 750 - 755	LAND	160,000	145,600		
Inf1	FACTOR 100		BUILDING	191,100	181,500		
Inf2	PHY 100		DETACHED	1,500	1,400		
			OTHER	0	0		
			TOTAL	352,600	328,500		

DETACHED

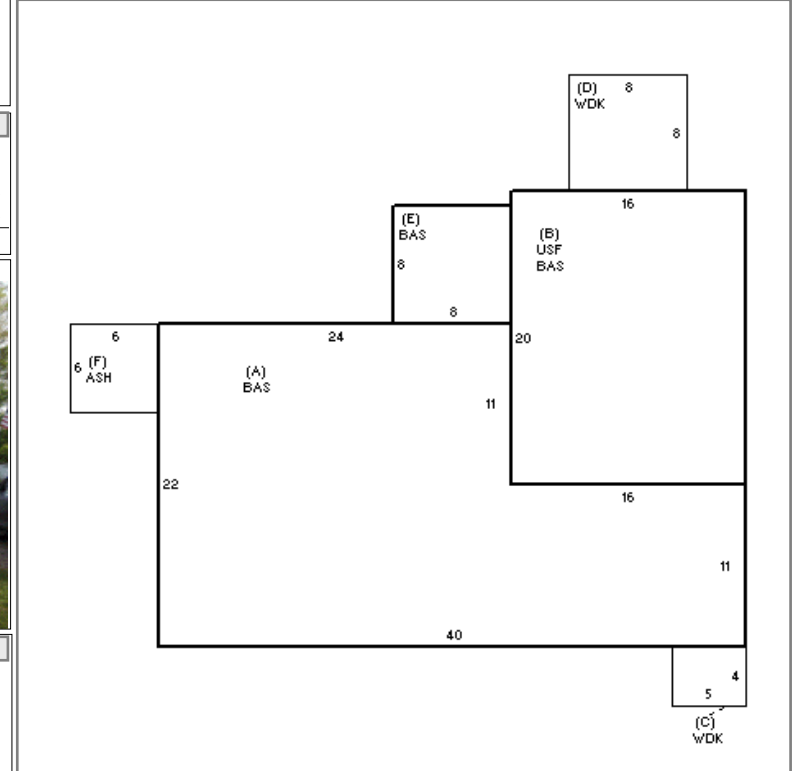
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10 X 12		120	20.44	1,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/28/2015	NR
MODEL	1		RESIDENTIAL	LIST	9/30/2003	KB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,408	DETAIL ADJ	0.855
\$NLA(RCN)	\$162	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,744	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,088	1960	161.30	175,498
B	USF	L	UPPER STORY FIN	320	1960	146.58	46,906
+	WDK	N	WOOD DECK	84		31.60	2,654
F	ASH	N	ATT SHED	36		18.75	675

TOTAL RCN	227,477
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2005 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$191,100