

Key: 5281

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.509

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCCARRISTON CATELIN A & DEBORAH A 10 SNELLS CT E BRIDGEWATER, MA 02333				98-1-10-0				10 SNELLS CT				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCARRISTON CATELIN A & SCHIEB STEPHEN & DIANE BROSNIHAN ANN M				10/20/2021	QS	505,000	55873-196	
						08/22/2003	QS	345,000	26283-075			
						01/19/1999	H	1	17054-285			

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		09/26/2022	SD	0 0
6			CYCL GROWTH		01/26/2022	SD	0 0
6			CYCL GROWTH		09/03/2013	LF	0 0
6			CYCL GROWTH	2,700	11/24/2003		0 0
7	07/24/2003		DETACHED BLD	2,500	04/16/2004	KB	100 100

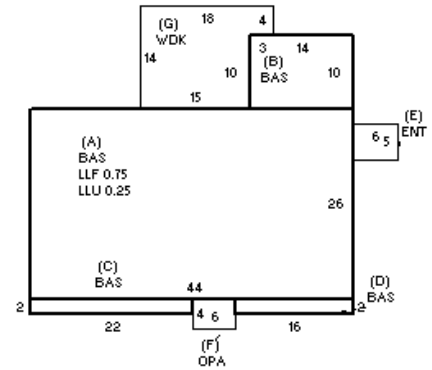
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,506 4	1.00	100	1.00	100	1.00	225,600	1.75	100	1.00	4 1.20	203,790

TOTAL	22,506 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 10		LAND	203,800	169,900
Infl1	FACTOR 100		BUILDING	303,100	215,600		
Infl2	PHY 100		DETACHED	1,500	1,400		
			OTHER	0	0		
			TOTAL	508,400	386,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60	10X12	2003	120	20.44	1,500	09/26/2022



BUILDING

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	4/24/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	378,872
NET AREA	1,360	DETAIL ADJ	1.092	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	286		62.52	17,880		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	N	LOWER LEVEL FIN	858		121.06	103,867		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,360	1990	169.11	229,991		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	ENT	N	ENCLOSED ENTRY	30		81.10	2,433		
				FLOOR COVER	99	N/A	1.00	F	OPA	N	OPEN PORCH	24		42.71	1,025		
				INT FINISH	99	N/A	1.00	G	WDK	N	WOOD DECK	222		31.60	7,015		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP	1		6,819.00	6,819			
				FUEL SOURCE	99	N/A	1.00	KIT	O	XTRA KITCHEN	1		5,387.00	5,387			
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	U

EFF. YR/AGE	2001 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$303,100