Key: 5820

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,570

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FALLON MICHAEL L & REBECCA M 12 MACRAE DR E BRIDGEWATER, MA 02333	82-5-11-0	12 MACRAE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FALLON MICHAEL L & REBECC	09/08/2014	A	100	44717-307
FALLON MICHAEL L & REBECC	02/07/1992	QS	167,500	10746-013
WILLIAMS JEAN & LEE	08/14/1981	QS		5039-290

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

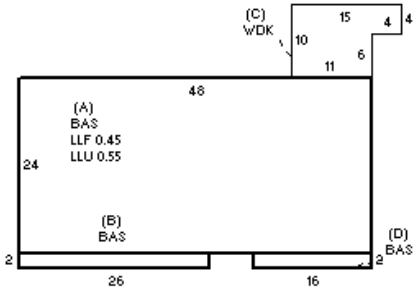
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		07/01/2013	LF	0	0
201	09/16/2009	3	ALTERATIONS	5,400			0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,996	4 1.00	100 1.00	100 1.00	225,600	1.00	100 1.00	4 1.20			227,860

TOTAL	1.010 Acres	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 11		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	227,900	190,000
BUILDING	247,300	210,800
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**477,700**	**403,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60		1996	200	20.44	2,500

PHOTO 09/11/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.05	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/1/2013	LF
LIST		
REVIEW	4/24/2013	ER

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	1,236	DETAIL ADJ	1.081
$NLA(RCN)	$263	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,205
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	634		62.72	39,767
A	LLF	N	LOWER LEVEL FIN	518		121.46	62,914
+	BAS	L	BASE AREA	1,236	1991	169.67	209,709
C	WDK	N	WOOD DECK	126		31.60	3,982
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	325,396
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1991 / 30		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$247,300