

Key: 5916

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.617

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCBIRNEY SEAN F & MCDUGALL SUSAN E 20 PORTER FARM RD E BRIDGEWATER, MA 02333				116-42-08-0				20 PORTER FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCBIRNEY SEAN F & MCDUGALL SUSAN E				10/16/1995	QS	161,100	13897-320				
BROWN DONALD D JR				10/15/1995	D	161,100	13897-320				
				08/24/1995	QS	70,000	13783-096				

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	%
22-369	08/01/2022	2	ADDITIONS	130,000		SD	0	0
3023	08/10/2016	2	ADDITIONS	87,000	04/12/2017	SLB	100	100
		6	CYCL GROWTH		07/07/2015	SD	100	100
481	04/26/2004	7	DETACHED BLD	7,000			100	100
835	10/29/2002	3	ALTERATIONS	6,500	07/07/2003	KB	100	100

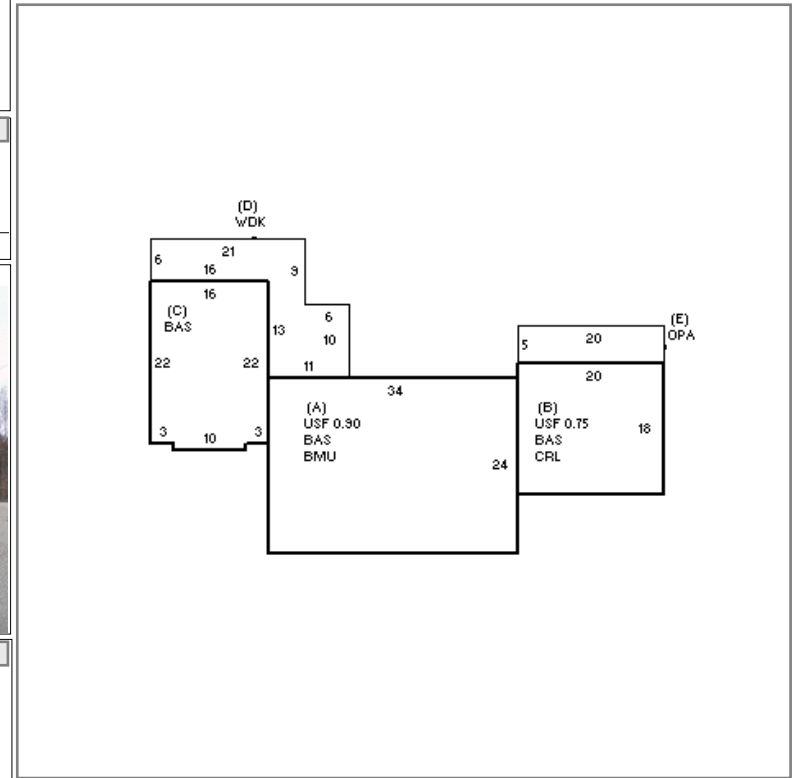
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,815 4	1.00	100	1.00	225,600	1.05	100	1.00	4	1.20	222,760

TOTAL	40,816 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 8C PLAN 94-12		LAND	222,800	185,700
Infl1	FACTOR 100		BUILDING	330,300	293,900		
Infl2	PHY 100		DETACHED	55,200	52,500		
			OTHER	0	0		
TOTAL					608,300	532,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90	1999	528	63.11	30,000
SHF	A	1.00	40 0.60	1996	200	20.44	2,500
IPV	A	1.00	10 0.90	2002	648	19.48	11,400
PLH	A	1.00	60 0.40	2004	800	35.28	11,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2017	SLB
MODEL	1		RESIDENTIAL	LIST	7/7/2003	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/24/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	428,915
NET AREA	2,542	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		37.20	30,354		
\$NLA(RCN)	\$169	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	734	1995	135.75	99,642		
				ROOF SHAPE	3	GAMBREL	1.00	B	CRL	N	BSMT CRAWL	360		8.26	2,972		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BAS	L	BASE AREA	360	2016	149.39	53,780		
				FLOOR COVER	99	N/A	1.00	B	USF	L	UPPER STORY FIN	270	2016	135.75	36,653		
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,178	1995	149.39	175,979		
				HEATING/COOLING	2	HOT WATER	1.02	D	WDK	N	WOOD DECK	251		31.60	7,932		
				FUEL SOURCE	2	GAS	1.00	E	OPA	N	OPEN PORCH	100		42.70	4,270		
				ARPUD	0		1.00	F21	O	FPL 2S 1OP	1		6,819.00	6,819			
				AFFORDABLE	0		1.00	GFP	O	GAS FIREPLACE	1		4,584.00	4,584			

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	\$5,930
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$330,300
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