

Key: 5940

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.637

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCGINLEY MAIRE M & MCGINLEY-DAIGLE PATRICIA 35 MACRAE DR E BRIDGEWATER, MA 02333				82-5-15-0				35 MACRAE DR			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCGINLEY MAIRE M & MCGINLEY MARIE M WILLIAMS JEAN & LEE				08/01/2014	A	1	44599-255
					01/20/1995	QS	139,900	13385-336			
					08/14/1981	QS	5039-290	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	%
BP-20-531	10/26/2020	3	ALTERATIONS	6,440	11/09/2020	SLB	100	100
		6	CYCL GROWTH		07/22/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	4	1.00	100	1.00	100	1.00	4	1.20		225,600
300	A	0.920	4	1.00	100	1.00	100	1.00	ELP	1.00		5,240

TOTAL	1.920 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE	LAND	230,800	192,900		
Inf1	FACTOR 100		BUILDING	236,200	201,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	467,000	394,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2020	SLB
MODEL	1		RESIDENTIAL	LIST	11/9/2020	SLB
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	1,218	DETAIL ADJ	1.050
\$NLA(RCN)	\$252	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,142	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
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	2	GAS	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	744		61.13	45,480
A	LLF	N	LOWER LEVEL FIN	400		118.37	47,346
+	WDK	N	WOOD DECK	328		31.60	10,365
+	BAS	L	BASE AREA	1,218	1994	165.35	201,397

TOTAL RCN	306,730
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1994 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$236,200

