

Key: 6189

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.679

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCALOON LYNN & MICHAEL J 721 POND ST E BRIDGEWATER, MA 02333				6-116-0				721 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCALOON LYNN & MICHAEL J				06/23/2021	A	1 55189-154					
BOELSMA FAMILY TRUST				04/28/2021	A	10 54867-251					
BOELSMA JOHN H & MARGARET				01/14/2021	A	10 54197-293					

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-21-329	03/02/2022	1	NEW CONST	300,000	02/28/2022	SD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	45,360	4	1.00	100	1.00	100	1.00	157,920	1.00	70	0.70	4	1.20	164,450
300	A	0.750	4	1.00	100	1.00	100	1.00	3,990	1.00	70	0.70	ELP	1.00	2,990

TOTAL	1.790 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 2./PLAN 94-103		LAND	167,400	139,800
Infl1	FACTOR 100		BUILDING	422,800	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	590,200	139,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2022	SD
MODEL	1		RESIDENTIAL	LIST	6/9/2022	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422,784	
NET AREA	2,016	DETAIL ADJ	0.978	FOUNDATION	3	CONT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		40.70	41,024	CONDITION ELEM	CD	
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,008	2022	169.94	171,301	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	2022	154.43	155,666	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	624		70.03	43,696	KITCHEN		
				FLOOR COVER	12	COMB	1.00		GFP	O	GAS FIREPLACE	1		4,813.20	4,813	BATHS		
				INT FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT		
				FUEL SOURCE	2	GAS	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	2022 / 0
																	COND	0 0 %
																	FUNC	0
																	ECON	0
																	DEPR	0 % GD 100
																	RCNLD	\$422,800