Key: 6263

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,734

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCGLINCHEY WILLIAM M 90 POOR MEADOW LN E BRIDGEWATER, MA 02333	25-14-28-0	90 POOR MEADOW LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCGLINCHEY WILLIAM M	08/01/1996	QS	188,795	0450-008
MCGLINCHEY WILLIAM M	07/31/1996	D	188,795	0450-008
BRADY ROBERT J JR	04/25/1996	QS	60,000	0447-096

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	%
		6	CYCL GROWTH		05/08/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00	5	1.20			225,600
300	A	0.660	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			3,760

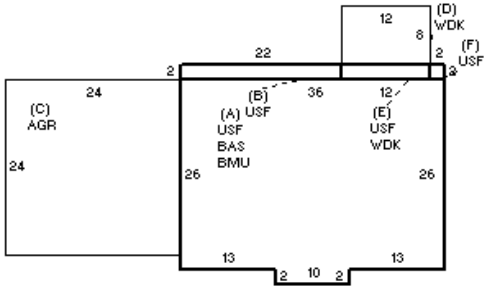
TOTAL	1.660 Acres	ZONING		FRNT	0
Ngh	RES 5	NOTE	LOT 28/ #399148 #90008		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	229,400	200,100
BUILDING	326,700	288,300
DETACHED	0	0
OTHER	0	0
TOTAL	**556,100**	**488,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/23/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/8/2013	LFF
LIST		
REVIEW	4/25/2013	ER

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	1,984	DETAIL ADJ	0.978
$NLA(RCN)	$211	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,190
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	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	BMU	N	BSMT UNFINISHED	956		41.35	39,535
A	BAS	L	BASE AREA	956	1996	170.84	163,319
+	USF	L	UPPER STORY FIN	1,028	1996	155.24	159,590
C	AGR	N	ATT GARAGE	576		71.28	41,056
+	WDK	N	WOOD DECK	120		33.18	3,982
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	418,830
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1996 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$326,700