

Key: 6644

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.919

LEG
AL
LAND

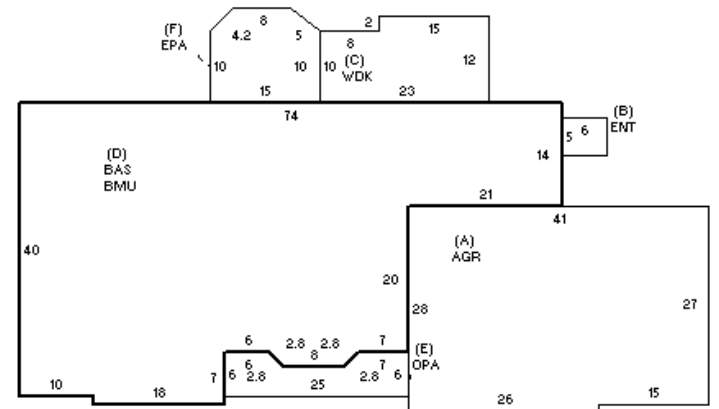
CURRENT OWNER				PARCEL ID				LOCATION				
CAREY JOHN D JR & CYNTHIA A 35 MCCORDICK AV E BRIDGEWATER, MA 02333				59-117-01-0				35 MCCORDICK AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CAREY JOHN D JR & CYNTHIA				12/15/1998	P	85,000	16940-335					
CAREY JOHN D JR & CYNTHIA				12/14/1998	QS	85,000	16940-335					
COOTS BROS INC				09/18/1998	G	210,000	16617-142					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,003 4	1.00	100	1.00	225,600	1.20	100	1.00	4	1.20	216,740

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-18-288	10/16/2018	3	ALTERATIONS	9,912				0
2187	09/04/2014	3	ALTERATIONS	26,000				0
		6	CYCL GROWTH		07/02/2013	LF		0
		6	CYCL GROWTH		11/03/2008			0
	02/03/2003	3	ALTERATIONS		02/03/2003	SLB	100	100

DET
ACHED

TOTAL	35,022 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 1		LAND	216,700	180,700
Inf1	FACTOR 100		BUILDING	441,000	405,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	657,700	586,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	7/2/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	5/7/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Minimal interior upgrades

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	558,253																
NET AREA	2,302	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	AGR	N	ATT GARAGE	1,133		60.37	68,401																		
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	ENT	N	ENCLOSED ENTRY	30		81.10	2,433																		
CAPACITY						ROOF SHAPE	1.00	C	WDK	N	WOOD DECK	260		31.60	8,216																		
STORIES	7		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	BMU	N	BSMT UNFINISHED	2,302		32.58	75,007																		
ROOMS	1		1.00	FLOOR COVER	99	N/A	1.00	D	BAS	L	BASE AREA	2,302	1999	165.04	379,931																		
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	130		42.70	5,551																		
BATHROOMS	1		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F	EPA	N	ENCLOSED PORCH	185		74.40	13,764																		
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00																										
TOT FIXTURES	7		\$4,950	ARPUD	0		1.00																										
# UNITS	1		1.00	AFFORDABLE	0		1.00																										
<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">1999 / 22</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>21</td> <td>21 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>21</td> <td>% GD 79</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$441,000</td> </tr> </tbody> </table>																EFF.YR/AGE	1999 / 22		COND	21	21 %	FUNC	0		ECON	0		DEPR	21	% GD 79	RCNLD	\$441,000	
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