

Key: 6647

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.922

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
COLANTINO, JOESPH J 38 MCCORDICK AVE E BRIDGEWATER, MA 02333				59-117-04-0				38 MCCORDICK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLANTINO, JOESPH J				07/24/2015	QS	490,000	45837-121				
RECORD JAMES F & WILMA				11/07/2005	O	599,900	31681-269				
DOHERTY PETER J				09/26/2001	A	1	20594-241				

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	%
2862	03/24/2016	3	FIELD REVIEW	4,800	07/06/2016	PW	0	0
2862	03/24/2016	3	ALTERATIONS	4,800			0	0
		6	ALTERATIONS				0	0
2478	05/21/2015	3	CYCL GROWTH		01/20/2016	SD	0	0
		3	ALTERATIONS				0	0

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	0.040	4	1.00	100	1.00	100	1.00	ELP	1.00		230

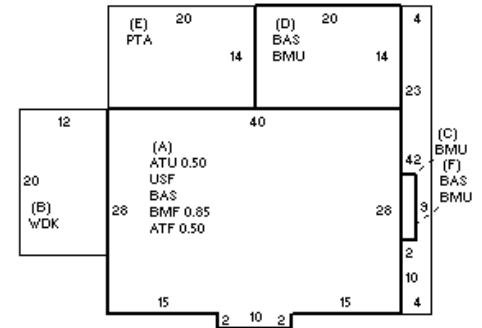
TOTAL	1.040 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4		N O T E	LOT 4 PLAN 98-583		LAND	225,800	188,300
Inf1	FACTOR 100			BUILDING	433,800	382,900		
Inf2	PHY 100			DETACHED	2,000	1,900		
				OTHER	0	0		
				TOTAL		661,600	573,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X15	2005	120	20.44	2,000



BLDG COMMENTS

IN-LAW APT



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BUILDING	CD	ADJ	DESC	MEASURE	7/6/2016	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/7/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	549,131
NET AREA	3,148	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	ATF	L	ATTIC FINISH	570	1999	96.98	55,280	CONDITION ELEM	CD
\$NLA(RCN)	\$174	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	969		52.57	50,943	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,438	1999	149.91	215,565	INTERIOR	
				ROOF COVER	1	ASP SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,140	1999	136.22	155,295	KITCHEN	
				FLOOR COVER	99	N/A	1.00	A	ATU	N	ATTIC UNF	570		31.82	18,135	BATHS	
				INT FINISH	99	N/A	1.00	B	WDK	N	WOOD DECK	240		33.18	7,963	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	PTA	N	BSMT UNFINISHED	448		37.38	16,748	ELECT	
				FUEL SOURCE	99	N/A	1.00	E	PTA	N	PATIO	280		13.13	3,675		
				ARPUD	0		1.00	BMG	O	BSMT GARAGE	2		2,166.15	4,332			
				AFFORDABLE	0		1.00	F21	O	FPL 2S 1OP	1		7,160.00	7,160			
								KIT	O	XTRA KITCHEN	1		5,656.40	5,656			

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EFF.YR/AGE	1999 / 22	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$433,800	