

Key: 6648

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.923

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|-------------|----|------------|--------------|-----------------|--|--|--|
| TULLY JOSEPH P & WASS JENNIFER L 36 MCCORDICK AVE E BRIDGEWATER, MA 02333 | | | | 59-117-05-0 | | | | 36 MCCORDICK AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TULLY JOSEPH P & TULLY JOSEPH P & WASS JEN | | | | 01/04/1999 | P | 85,000 | 17014-133 | | | | |
| | | | | 01/03/1999 | QS | 85,000 | 17014-133 | | | | |
| COOTS BROS INC | | | | 09/18/1998 | G | 210,000 | 16617-142 | | | | |

| 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 | % |
| 538 | | 6 | CYCL GROWTH | | 07/01/2013 | LF | 0 | 0 |
| 102 | 05/30/2006 | 6 | CYCL GROWTH | | 11/03/2008 | | 0 | 0 |
| | 03/15/2002 | 7 | DETACHED BLD | 3,000 | 06/07/2006 | SLB | 100 | 100 |
| | | 6 | CYCL GROWTH | | 03/15/2002 | KEO | 100 | 100 |

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 | 225,600 | 1.00 | 100 | 1.00 | 4 | 1.20 | 225,600 |
| 300 | A | 0.020 | 4 | 1.00 | 100 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | 110 |

| TOTAL | 1.020 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|---------------------------|----------|---------|--------------|----------------|----------------|
| Ngh | RES 4 | NOTE PLAN 98-583 LOT 5 | | | LAND | 225,700 | 188,200 |
| Inf1 | FACTOR 100 | | BUILDING | 331,500 | 291,900 | | |
| Inf2 | PHY 100 | | DETACHED | 2,700 | 2,500 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 559,900 | 482,600 |

DETACHED

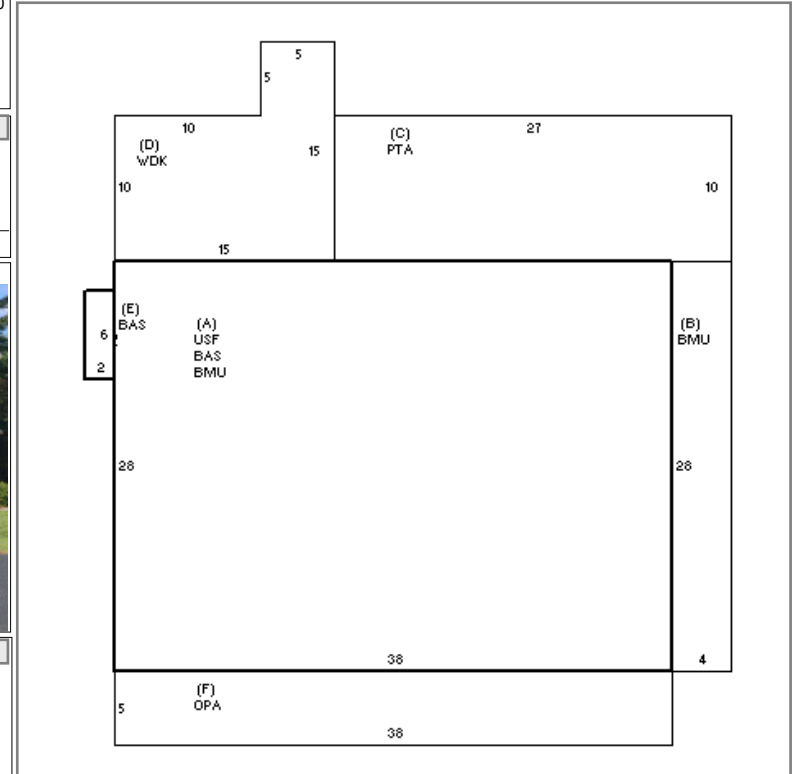
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 20X14 | 2007 | 280 | 18.98 | 2,700 |



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

BUILDING

| YEAR BLT | 1999 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 425.013 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 2,140 | DETAIL ADJ | 0.988 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,176 | | 39.06 | 45,932 | | |
| \$NLA(RCN) | \$199 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 1,064 | 1999 | 153.05 | 162,849 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | PTA | N | PATIO | 270 | | 13.13 | 3,544 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | WDK | N | WOOD DECK | 175 | | 33.18 | 5,807 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | + | BAS | L | BASE AREA | 1,076 | 1999 | 168.43 | 181,227 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | F | OPA | N | OPEN PORCH | 190 | | 44.84 | 8,519 | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | | BMG | O | BSMT GARAGE | 2 | | 2,166.15 | 4,332 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 7,160.00 | 7,160 | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | |



| 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 | \$331,500 |