

Key: 6949

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.126

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCDONALD TRACEY 32 CAPTAINS WAY E BRIDGEWATER, MA 02333				101-3-24-0				32 CAPTAINS WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCDONALD TRACEY				07/27/2018	QS	520,000	(127199)					
GRANEY DAVID & MICHELE				10/17/2011	QS	412,000	(116624)					
ROAEN LEONARD J JR				05/31/2011	A	1	(116075)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,328 5	1.00	100	1.00	225,600	1.04	100	1.00	5	1.20	223,290

LAND

TOTAL	41,338 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE LAND COURT PLAN 40030C			LAND	223,300	194,600
Inf1	FACTOR 100		BUILDING	391,700	348,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					615,000	543,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

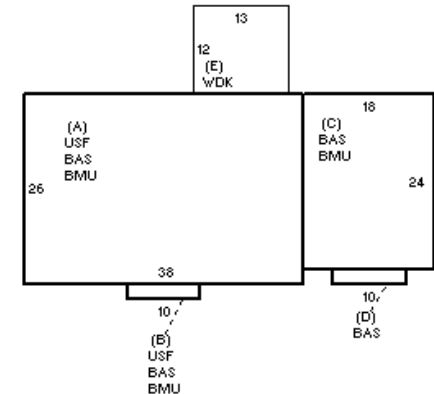


BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/7/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/9/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
1285	08/27/2012	51	FIELD REVIEW		08/12/2019	PW	0	0
		99	OTHER		09/07/2018	SD	0	0
		51	FIELD REVIEW		09/16/2013	PW	0	0
		6	CYCL GROWTH		09/09/2013	LF	0	0
		7	DETACHED BLD	3,573			0	0



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YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,778
NET AREA	2,468	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,440		37.24	53,620	CONDITION ELEM CD EXTERIOR INTERIOR KITCHEN BATHS HEAT ELECT	G
\$NLA(RCN)	\$187	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,008	2002	146.65	147,822		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,460	2002	161.38	235,613		
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	156		33.18	5,177		
ROOMS	7		1.00	FLOOR COVER	1	HARDWOOD	1.00		BMG	O	BSMT GARAGE	2		2,166.15	4,332		
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04										
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	10		\$7,054	ARPUD	0		1.00										
# UNITS	1		1.00	AFFORDABLE	0		1.00										

EFF. YR/AGE	2006 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$391,700	