

Key: 6963

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.140

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCORMACK PAUL E & KERRYANNE 40 CAPTAINS WAY E. BRIDGEWATER, MA 02333				110-3-22-0				40 CAPTAINS WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCORMACK PAUL E & KERRYA MJL CONSTRUCTION CORP MC-KA DEVELOPMENT CORPORA				08/21/2002	QS	394,900	(101860)				
				05/08/2002	B	120,000	(101225)				
						-					

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-19-137	04/30/2019	3	ALTERATIONS	5,000	05/27/2020	SLB	100	100
		6	CYCL GROWTH		09/09/2013	LF	0	0
988	04/28/2003	3	ALTERATIONS	5,000	02/12/2004	KB	100	100
	04/11/2002	5	SPLIT/SUB		04/11/2002	KEO	100	100
495	04/04/2002	1	NEW CONST	190,000	03/27/2003	CAP	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,013	5	1.00	100	1.00	100	1.00	5	1.20		216,750

DETACHED

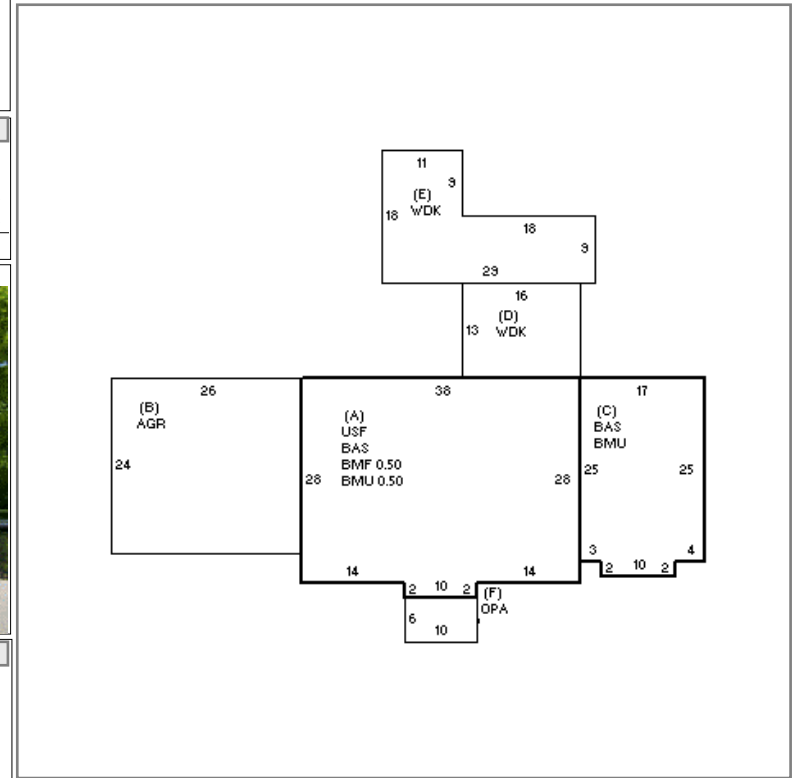
TOTAL	35,013 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE			LAND	216,800	188,900
Inf1	FACTOR 100		BUILDING	440,500	394,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	657,300	583,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/26/2020



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2020	SLB
MODEL	1		RESIDENTIAL	LIST	3/27/2003	CAP
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/10/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	543,814
NET AREA	2,613	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	987		36.76	36,285		
\$NLA(RCN)	\$208	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	542		51.70	28,022		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,529	2002	158.85	242,880		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,084	2002	144.35	156,475		
				FLOOR COVER	99	N/A	1.00	F	AGR	N	ATT GARAGE	624		70.03	43,696		
				INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	568		33.18	18,847		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	OPA	N	OPEN PORCH	60		44.84	2,690		
				FUEL SOURCE	0		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	2002 / 19
COND	19 19%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$440,500