Key: 7132

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,235

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCCARTNEY EVELYN 44 RODEO DR E. BRIDGEWATER, MA 02333	81-34-73-0	44 RODEO DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCCARTNEY EVELYN	01/07/2005	QS	250,000	29812-028
BROWN BUILDERS INC	10/27/2004	B	225,000	29341-287
BROWN DONALD D JR & BUSH	10/29/1999	B		17978-280

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

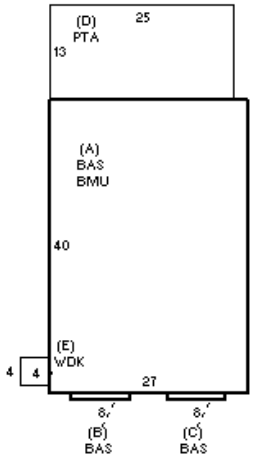
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/10/2021	SD	0	0
	08/07/2013	6	CYCL GROWTH		07/01/2013	SLB	0	0
		6	CYCL GROWTH		02/23/2005	SLB	100	100
823	10/18/2004	1	NEW CONST	110,000	11/22/2004	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,183	1 1.00	100 1.00	100 1.00	122,200	4.46	100 1.00	8 0.65			102,350

TOTAL	8,183 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	102,400	93,100
BUILDING	240,800	224,200
DETACHED	0	0
OTHER	0	0
TOTAL	343,200	317,300



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/16/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/10/2021	SD
LIST	9/10/2021	SD
REVIEW	5/10/2013	ER

YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	1,096	DETAIL ADJ	1.030
$NLA(RCN)	$265	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,101
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,080		38.03	41,074
+	BAS	L	BASE AREA	1,096	2004	216.93	237,751
D	PTA	N	PATIO	325		12.50	4,063
E	WDK	N	WOOD DECK	16		31.63	506
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	290,079

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2004 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$240,800