

Key: 7327

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.391

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCGOWAN LEO & INEZ M 12 BELL DR E BRIDGEWATER, MA 02333				87-8-96-0				12 BELL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGOWAN LEO & INEZ M				04/16/2010	H	300,000	38435-97				
MULLINS THOMAS J & BEATRI				12/29/2006	QS	332,250	33910-132				
WHITE PINES VILLAGE INC					F	1	29660-167				

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	%
450	03/28/2006	6	CYCL GROWTH	85,000	07/02/2013			0
	03/27/2006	1	NEW CONST		03/29/2006	SLB	50	100
		6	CYCL GROWTH			SLB	0	0
		6	CYCL GROWTH				0	0

LAND

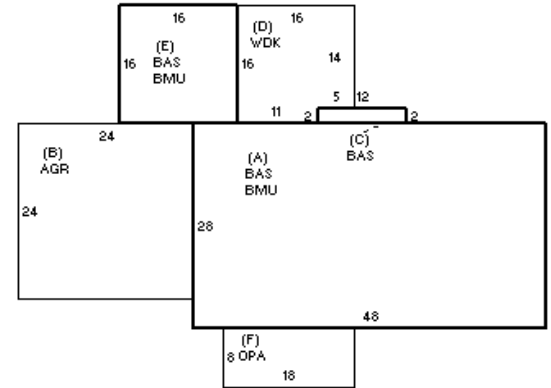
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	1	1.00	100	1.00	100	1.00	1	0.75		119,270

TOTAL	10,000 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE	LAND	119,300	108,500			
Inf1	FACTOR 100		BUILDING	349,500	325,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	468,800	433,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/21/2015



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2013	LF
MODEL	1		RESIDENTIAL	LIST	3/29/2006	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/13/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	411,127
NET AREA	1,624	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,600		34.70	55,520	CONDITION ELEM	CD
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	AGR	N	ATT GARAGE	576		67.88	39,101	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,624	2006	183.73	298,381	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	246		31.60	7,774	KITCHEN	
				FLOOR COVER	14	COMB	1.00	F	OPA	N	OPEN PORCH	144		42.70	6,149	BATHS	
				INT FINISH	2	DRYWALL	1.00									HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	1	ARPUD	1.00										
				AFFORDABLE	0		1.00										

TOTAL RCN		411,127
EFF.YR/AGE		2006 / 15
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$349,500	