

Key: 7368

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.431

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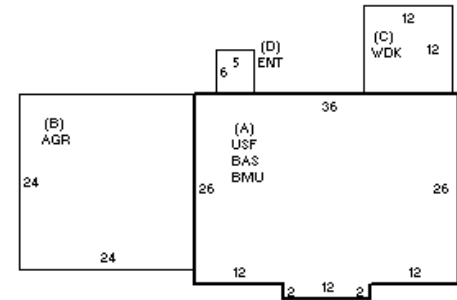
CURRENT OWNER				PARCEL ID				LOCATION				
MCARDLE WILLIAM J III & SYLVIA 5 FLINT CIRCLE E BRIDGEWATER, MA 02333				64-22-0				5 FLINT CIR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCARDLE WILLIAM J III & EAST COAST SITE DEVELOPME FLINT FARM ESTATES LLC				10/23/2009	QS	409,900	37839-277	
						10/21/2009	B	135,000	37833-177			
						09/11/2008	A	1	36350-085			

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-19-368	10/04/2019	6	CYCL GROWTH		11/24/2020	SD	0	0
		3	ALTERATIONS	5,631			0	0
BP-19-368	10/04/2019	3	ALTERATIONS	5,631			0	0
		6	CYCL GROWTH		07/02/2013	LF	0	0
	07/02/2013	6	CYCL GROWTH		10/07/2013	SLB	0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	35,132 4	1.00	100	1.00	100	1.00	225,600	1.19	100	1.00	4 1.20	216,870

TOTAL	35,132 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 2		LAND	216,900	180,800
Inf1	FACTOR 100		BUILDING	358,900	320,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>575,800</b>	<b>501,100</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/24/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/14/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	407,823
NET AREA	1,920	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		41.28	39,629		
\$NLA(RCN)	\$212	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	960	2009	172.63	165,721		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	960	2009	156.87	150,594		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		71.28	41,056		
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	144		33.18	4,778		
				INT FINISH	2	DRYWALL	1.00	D	ENT	N	ENCLOSED ENTRY	30		85.16	2,555		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	7	OTHER	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,491
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2009 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$358,900
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