

Key: 7371

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.434

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD CHRISTOPHER & ERIN T 109 SUMMIT DR E BRIDGEWATER, MA 02333				63-71-0				109 SUMMIT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD CHRISTOPHER & E				08/13/2014	QS	400,000	44632-107				
EAST HILL LLC				08/16/2013	A	125,000	43497-017				
FLINT FARM ESTATES LLC				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-20-361	07/19/2020	99	OTHER		08/17/2021	SD	0	0
		3	ALTERATIONS	9,500	01/28/2021	SLB	100	100
BP--20-71	05/08/2020	8	POOL	1,600	03/16/2022		0	100
		51	FIELD REVIEW		05/28/2015	PW	100	100
		51	FIELD REVIEW		03/30/2015	PW	0	0

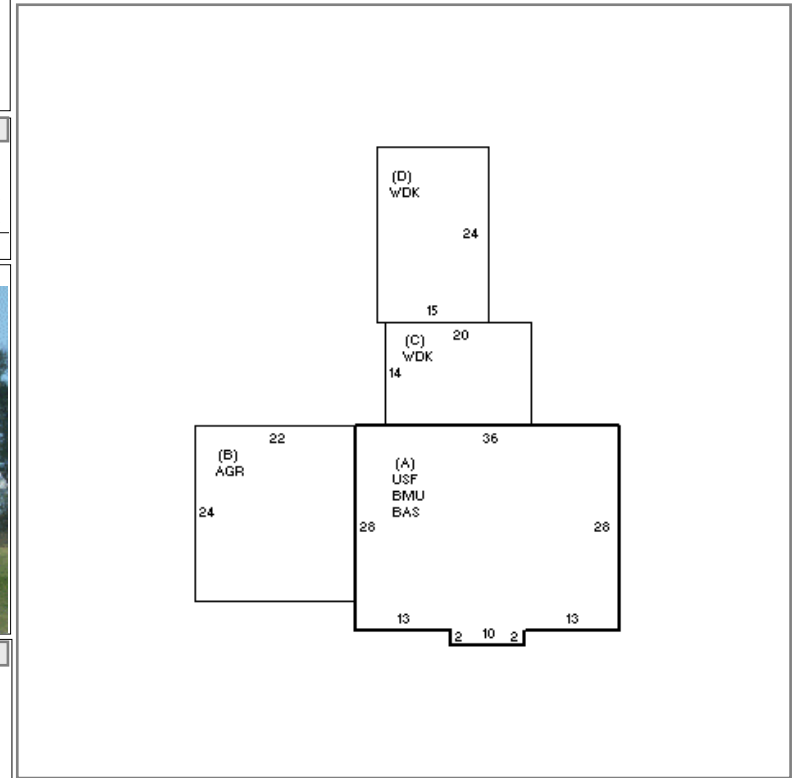
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,104 4	1.00	100	1.00	225,600	1.19	100	1.00	4	1.20	216,840

TOTAL	35,104 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 6		LAND	216,800	180,800
Infl1	FACTOR 100		BUILDING	403,100	360,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	619,900	540,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/08/2021

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/28/2021	SLB
MODEL	1		RESIDENTIAL	LIST	1/28/2021	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	438,196
NET AREA	2,056	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	1,028	2013	168.87	173,597	CONDITION ELEM	CD
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMU	N	BSMT UNFINISHED	1,028		40.48	41,613	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,028	2013	153.46	157,752	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	528		72.75	38,413	KITCHEN	
				FLOOR COVER	12	COMB	1.00	+	WDK	N	WOOD DECK	640		33.18	21,235	BATHS	
				INT FINISH	2	DRYWALL	1.00									HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	
				FUEL SOURCE	1	OIL	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$5,586
# UNITS	0	1.00

EFF.YR/AGE	2013 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92

RCNLD	\$403,100
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