

Key: 886

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 742

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LEBLANC KATHRYN 824 PLYMOUTH ST E BRIDGEWATER, MA 02333				19-24-0 824 PLYMOUTH ST								
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
LEBLANC KATHRYN				09/26/2008	A	1 36390-217						
MCCRACKEN KATHRYN & SANDR				07/15/2003	QS	350,000 25790-100						
MCGILLIVRAY KEVIN W & LEI				05/26/2000	QS	226,500 18556-069						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,368	7	1.00	100	178,600	1.19	100	1.00	7	0.95	171,880

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-20-525	10/22/2020	3	ALTERATIONS	16,434				0
		6	CYCL GROWTH		04/28/2020	SD		0
		51	FIELD REVIEW		08/25/2013	LF		0
799	09/30/2002	3	ALTERATIONS	2,636	07/14/2003	KB		100

TOTAL	35,368 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N O T E	LOTS 6A & 7B		LAND	171,900	156,300
Inf1	FACTOR 100		BUILDING	288,700	258,600		
Inf2	PHY 100		DETACHED	13,900	13,100		
			OTHER	0	0		
					TOTAL	474,500	428,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
IPV	A	1.00	10 0.90	2002	648	19.48	11,400



(A) WDK	(B) WDK
USF 0.30	
BAS	25
BMF 0.75	
BMU 0.25	
35	20

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2020	SD
MODEL	1		RESIDENTIAL	LIST	4/28/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/21/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1976	SIZE ADJ	1.000
NET AREA	1,663	DETAIL ADJ	0.978
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.9	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,325	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	219		40.46	8,861
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	656		56.90	37,327
ROOF SHAPE	3	GAMBREL	1.00	A	BAS	L	BASE AREA	875	1976	172.92	151,308
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	788	1976	157.14	123,826
FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	1,375		31.60	43,450
INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP	1		6,819.00	6,819	
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	99	N/A	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	374,916
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$288,700

DETACHED

BUILDING

UNIT