

Key: 927

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 780

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MINNOCK MICHAEL S & KARA L				20-37-0				5 ARROW PTH			
5 ARROW PATH				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
E BRIDGEWATER, MA 02333				MINNOCK MICHAEL S & KARA				08/27/2015	QS	429,900	45972-044
				CUSHING DEAN S III & JANE				08/14/1987	QS		7933-335
				SACHEM ROCK BUILDERS				12/06/1985	QS		6461-064

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	%
3044	09/06/2016	3	ALTERATIONS	13,300	05/08/2017	SLB	100	100
		51	FIELD REVIEW		07/06/2016	PW	0	0
		6	CYCL GROWTH		01/21/2016	SD	0	0
		6	CYCL GROWTH		08/07/2015	SD	100	100
		6	CYCL GROWTH		09/24/2013	LF	0	0

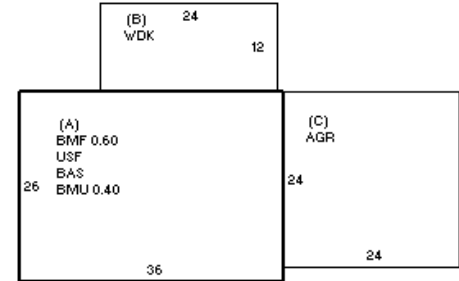
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000	5	1.00	100	1.00	100	1.00	5	1.20		216,740

TOTAL	34,979 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	N O T E	LOT 44		LAND	216,700	188,900
Infl1	FACTOR 100		BUILDING	350,900	310,400		
Infl2	PHY 100		DETACHED	13,400	12,800		
			OTHER	0	0		
			<b>TOTAL</b>	<b>581,000</b>	<b>512,100</b>		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00	30 0.70	1988	648	19.48	8,800
CAB	A	1.00	40 0.60	1992	200	38.43	4,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2017	SLB
MODEL	1		RESIDENTIAL	LIST	5/16/2005	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/21/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	433,167
NET AREA	1,872	DETAIL ADJ	0.988	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	374		41.61	15,562		
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	936	1988	175.84	164,582		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1988	159.79	149,560		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	562		58.52	32,886		
				FLOOR COVER	99	N/A	1.00	B	WDK	N	WOOD DECK	288		33.18	9,556		
				INT FINISH	99	N/A	1.00	C	AGR	N	ATT GARAGE	576		71.28	41,056		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	2		7,160.50	14,321		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	G
																BATHS	
																HEAT	U
																ELECT	
																EFF.YR/AGE	2002 / 19
																COND	19 19 %
																FUNC	0
																ECON	0
																DEPR	19 % GD 81
																RCNLD	\$350,900