

Key: 2048

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.760

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MONDESIR PEIRRE & ROSE MONELLE 51 COOK ST E BRIDGEWATER, MA 02333				52-22-0				51 COOK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MONDESIR PEIRRE & ROSE MO				04/14/2015	QS	285,000	45432-328				
SAFeway DEVELOPMENT CORP				05/12/2014	O	50,000	44308-036				
LEONARD WILLIAM				10/31/2007	S	65,000	35250-273				

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 %
1950	04/24/2014	99	OTHER		05/01/2015	PW	0 0
476	11/19/2008	6	CYCL GROWTH	141,000	12/17/2014	LF	0 0
		1	NEW CONST		06/02/2014	SLB	0 100
		4	DEMO		04/24/2009		0 0
		6	CYCL GROWTH		10/15/2007	CAP	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,275 3	1.00	100	1.00	188,000	4.99	100	1.00	3	1.00	156,680

TOTAL	7,260 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N T 9038 O T E			LAND	156,700	142,500
Inf1	FACTOR 100		BUILDING	289,300	268,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	446,000	411,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/1/2015	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	1,140	DETAIL ADJ	1.081
\$NLA(RCN)	\$273	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,410
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER			1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	0		1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	852	2014	223.52	190,443
A	BMU	N	BSMT UNFINISHED	816		41.36	33,752
C	USF	L	UPPER STORY FIN	288	2014	203.12	58,499
C	AGR	N	ATT GARAGE	288		83.12	23,938

TOTAL RCN	311,042
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2014 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$289,300

