Key: 2198

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,895

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PLUNKETT BRIAN E & LISA M 53 BRANCH RD E BRIDGEWATER, MA 02333	56-31-0	53 BRANCH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PLUNKETT BRIAN E & LISA M	10/01/1993	QS	137,500	12257-342
WEDGE PAUL W & MARILYN J	06/23/1986	QS		6878-249
LARKIN JOSEPH P & JO-ANN	09/09/1977	QS		4325-237

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

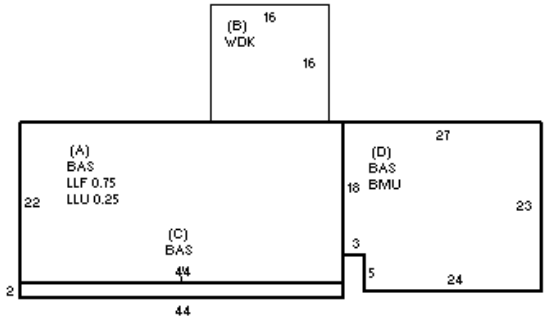
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		03/21/2022	SD	0	0
BP-20-598	12/03/2020	2	ADDITIONS	100,000	03/31/2021	SLB	40	100
		6	CYCL GROWTH		08/20/2015	SD	0	0
		51	FIELD REVIEW		08/29/2013		0	0
		6	CYCL GROWTH		09/20/2006		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,000	4 1.00	100 1.00	100 1.00	225,600	1.78	100 1.00	4 1.20			203,270

TOTAL	22,000 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 12/ T 14464		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	203,300	169,500
BUILDING	307,900	274,600
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**513,700**	**446,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 03/22/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.03	RAISED RANCH [64%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/31/2021	SLB
LIST	3/31/2021	SLB
REVIEW	4/1/2013	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,662	DETAIL ADJ	1.032
$NLA(RCN)	$247	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	11	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,211
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	242		58.29	14,105
A	LLF	N	LOWER LEVEL FIN	726		112.86	81,937
B	WDK	N	WOOD DECK	256		31.60	8,090
+	BAS	L	BASE AREA	1,056	1972	157.66	166,491
D	BMU	N	BSMT UNFINISHED	606		46.08	27,925
D	BAS	L	BASE AREA	606	2021	157.66	95,543
	F21	O	FPL 2S 1OP	1		6,819.00	6,819
	KIT	O	XTRA KITCHEN	1		5,387.00	5,387

TOTAL RCN	410,508
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$307,900