Key: 2201

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,898

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MONAHAN JOSEPH J & JANICE A 91 BRANCH RD E BRIDGEWATER, MA 02333	56-34-0	91 BRANCH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MONAHAN JOSEPH J & JANICE	08/20/1999	QS	199,000	17788-300
MORTIMER WILLIAM J & TERE	09/28/1994	A	100	13168-014
MORTIMER WILLIAM J & TERE	07/30/1993	QS	136,000	12081-040

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

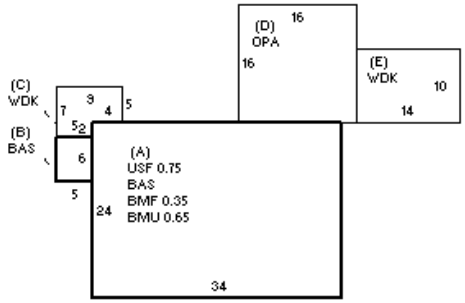
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/11/2022	SD	0	0
BP-21-558	11/22/2021	3	ALTERATIONS	31,600		SD	50	100
		6	CYCL GROWTH		08/20/2015	SD	0	0
		6	CYCL GROWTH		08/12/2013		0	0
148	07/30/2003	3	ALTERATIONS	2,500	03/24/2004	KB	0	30

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,022	4 1.00	100 1.00	100 1.00	225,600	1.05	100 1.00	4 1.20			222,970

TOTAL	41,022 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 15		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	223,000	185,900
BUILDING	254,300	210,600
DETACHED	0	0
OTHER	0	0
TOTAL	**477,300**	**396,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/24/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/11/2022	SD
LIST	5/11/2022	SD
REVIEW	4/1/2013	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,458	DETAIL ADJ	1.030
$NLA(RCN)	$230	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,502
# 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	9	WARM/COOL AIR	1.03
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	BMU	N	BSMT UNFINISHED	530		41.36	21,922
A	BMF	N	BSMT FINISH-SEP	286		58.17	16,637
A	USF	L	UPPER STORY FIN	612	1972	174.14	106,571
+	BAS	L	BASE AREA	846	1972	191.63	162,116
+	WDK	N	WOOD DECK	195		31.60	6,162
D	OPA	N	OPEN PORCH	256		42.70	10,931
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	334,660

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 31		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$254,300