Key: 2603

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,222

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOQUIN SCOTT F & MICHELLE R 11 LONGELL RD DENNISPORT, MA 02639	61-124-0	36 HOBART ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOQUIN SCOTT F & MICHELLE	05/28/1997	A	140,000	15201-211
BENECCHI CARL N	02/04/1994	A		12641-316
BENECCHI CARL N & ELINOR	09/10/1979	QS		4719-178

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

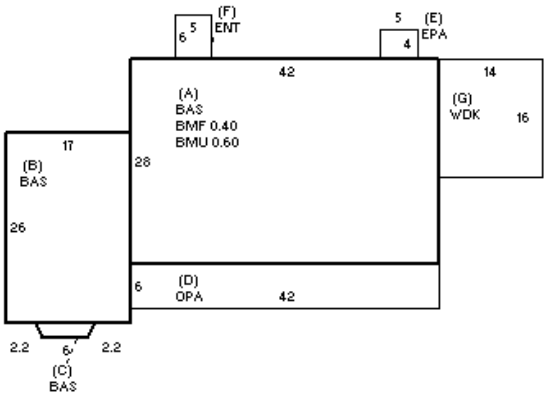
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		08/20/2013	SLB	0	0
752	08/26/2002	3	ALTERATIONS	3,000	05/19/2003	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,000	3 1.00	100 1.00	100 1.00	188,000	1.65	100 1.00	3 1.00			171,120

TOTAL	24,002 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	171,100	155,600
BUILDING	216,100	202,400
DETACHED	22,000	20,800
OTHER	0	0
TOTAL	**409,200**	**378,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70			528	52.67	19,500
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 08/20/2013

BLDG COMMENTS

BUILDING

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

MEASURE	8/20/2013	SLB
LIST	5/19/2003	KB
REVIEW	4/3/2013	ER

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,632	DETAIL ADJ	1.020
$NLA(RCN)	$232	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# 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	2	HOT WATER	1.02
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	706		37.20	26,262
A	BMF	N	BSMT FINISH-SEP	470		52.31	24,587
+	BAS	L	BASE AREA	1,632	1960	181.59	296,360
D	OPA	N	OPEN PORCH	252		42.70	10,760
E	EPA	N	ENCLOSED PORCH	20		74.40	1,488
F	ENT	N	ENCLOSED ENTRY	30		81.10	2,433
G	WDK	N	WOOD DECK	224		31.60	7,078
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	379,147
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	$216,100