

Key: 2831

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.425

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCDONOUGH SUNNY L & COHEN JAY B 540 N CENTRAL ST E BRIDGEWATER, MA 02333				63-52-0				540 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDONOUGH SUNNY L & COHEN				06/23/2016	QS	281,500	47087-246				
DENEKAMP JON R				08/25/2011	N	175,000	40254-211				
KNOX LAWRENCE J & REBECCA				05/13/1996	QS	90,000	14355-298				

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	%
924		6	CYCL GROWTH		06/01/2013	LF	0	0
910	08/31/2011	3	ALTERATIONS	150	04/17/2012		100	100
871	08/22/2011	3	ALTERATIONS	8,000	04/17/2012		100	100
698	07/26/2011	3	ALTERATIONS	3,000	04/17/2012		100	100
	09/14/2004	2	ADDITIONS	35,000	06/06/2005	CAP	90	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,600 3	1.00	100	1.00	188,000	3.83	100	1.00	3	1.00	158,690

TOTAL	9,600 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	158,700	144,300
Infl1	FACTOR 100		BUILDING	172,900	156,900		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	334,100	303,500

DETACHED

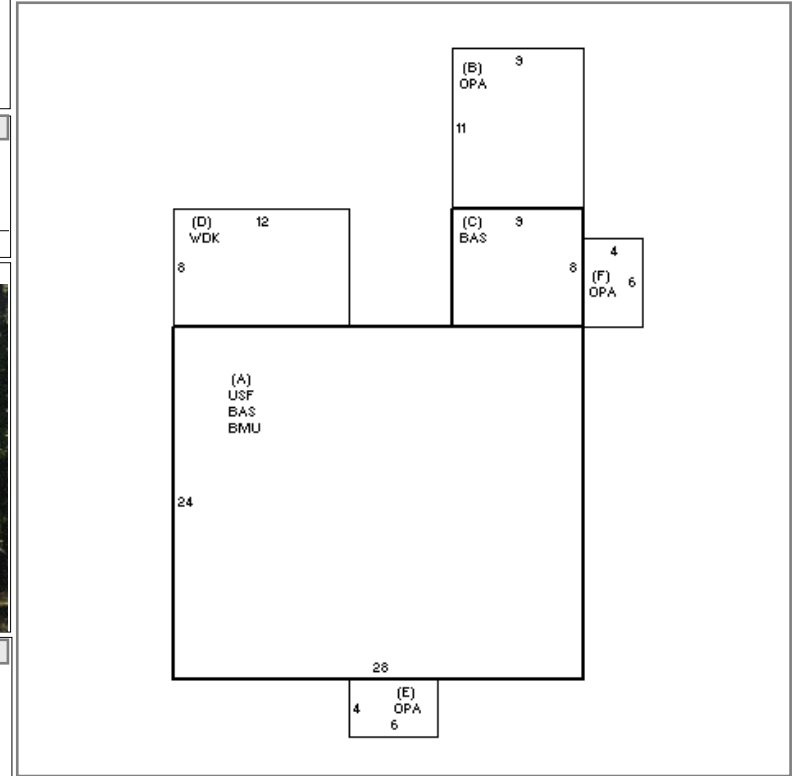
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			200	20.44	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2013	LF
MODEL	1		RESIDENTIAL	LIST	6/6/2005	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2013	LF
MODEL	1		RESIDENTIAL	LIST	6/6/2005	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/4/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	1,416	DETAIL ADJ	0.969
\$NLA(RCN)	\$204	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$1,977
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		44.28	29,754
A	USF	L	UPPER STORY FIN	672	2004	165.82	111,429
+	OPA	N	OPEN PORCH	147		42.70	6,277
+	BAS	L	BASE AREA	744	1947	182.47	135,760
D	WDK	N	WOOD DECK	96		31.60	3,034

TOTAL RCN	288,231
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1965 / 56
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$172,900