

Key: 2947

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.522

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MOQUIN FRANCIS L & SHIRLEY A c/o SCOTT MOQUIN 11 LONGELL RD DENNISPORT, MA 02639				66-11-0				88 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MOQUIN FRANCIS L & SHIRLEY				01/23/1990	A	1 9572-225					
MOQUIN FRANCIS L & SHIRLEY				10/10/1963	QS	3058-389					

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		09/03/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,133 3	1.00	100	1.00	188,000	1.16	100	1.00	3	1.00	181,580

TOTAL	36,133 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE C/W 66/7	LAND	181,600	165,200			
Inf1	FACTOR 100		BUILDING	101,800	100,700			
Inf2	PHY 100		DETACHED	12,500	11,900			
			OTHER	0	0			
			TOTAL	295,900	277,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 40 0.60			360	57.85	12,500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	231,267
NET AREA	1,085	DETAIL ADJ	0.927	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	400		52.05	20,820	CONDITION ELEM	CD
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	400	1940	178.30	71,318	EXTERIOR	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	685	1940	196.20	134,399	INTERIOR	
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	ENT	N	ENCLOSED ENTRY	35		81.11	2,839	KITCHEN	
ROOMS	8	1.00		FLOOR COVER	99	N/A	1.00									BATHS	
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00									HEAT	
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	3	\$1,891		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										
																EFF.YR/AGE	1955 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$101,800

