

Key: 2962

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.537

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DAVID H DENNEHY REV INTER VIVOS TRUST 91 CEDAR ST E BRIDGEWATER, MA 02333				66-26-0				91 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DAVID H DENNEHY REV INTER				11/03/2016	A	1 47697-158					
DENNEHY DAVID H & FRANCES				05/03/1983	QS	3886-512					
DRAKE CONSTRUCTION CORP				01/17/1983	QS	3855-318					

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 %
BP-21-467	10/01/2021	3	ALTERATIONS	14,899			0 0
2176	08/25/2014	6	CYCL GROWTH		11/03/2020	SD	0 0
		7	DETACHED BLD	5,858	09/16/2015	SLB	0 0
		51	FIELD REVIEW		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	35,426	3	1.00	100	188,000	1.18	100	1.00	3	1.00	180,980
300	A	0.559	3	1.00	100	5,700	1.00	100	1.00	ELP	1.00	3,190

TOTAL	1.372 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E T 10748 c/w 66/30			LAND	184,200	167,500
Inf1	FACTOR 100		BUILDING	242,400	207,400		
Inf2	PHY 100		DETACHED	34,800	33,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>461,400</b>	<b>408,000</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80		784	49.05	30,800
SHF	A	1.00	10 0.90		216	20.44	4,000



BUILDING	CD	ADJ	DESC	MEASURE	11/3/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/3/2020	SD
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,144	DETAIL ADJ	1.071
\$NLA(RCN)	\$290	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,185
# 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
+	LLU	N	LOWER LEVEL UNF	696		62.35	43,396
A	LLF	N	LOWER LEVEL FIN	528		120.73	63,747
B	EPA	N	ENCLOSED PORCH	168		74.40	12,499
C	WDK	N	WOOD DECK	330		31.60	10,428
+	BAS	L	BASE AREA	1,144	1973	168.66	192,944
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	332,018
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$242,400

