Key: 3164

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,705

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MONDEAU DAVID H & BENNETT JEANNE L 58 FOLSOM AVE E BRIDGEWATER, MA 02333	71-11-0	67 FOLSOM AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MONDEAU DAVID H &	11/26/2007	A	1	35326-339
MONDEAU ALBERT 0	01/16/2002	A	1	21362-192
MONDEAU ALBERT O	10/18/1983	QS		5483-205

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

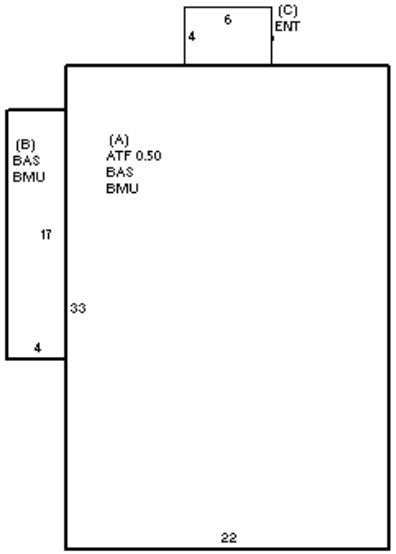
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		10/04/2013	PW	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,837	3 1.00	100 1.00	100 1.00	188,000	1.55	100 1.00	3 1.00			172,710

TOTAL	25,837 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	C/W 29/ T 13517		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	172,700	157,100
BUILDING	116,100	114,200
DETACHED	13,900	13,300
OTHER	0	0
TOTAL	**302,700**	**284,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50			200	70.91	7,100
FBN	A 1.00	60 0.40			576	29.48	6,800

PHOTO 12/15/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/4/2013	PW
LIST		
REVIEW	4/8/2013	ER

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,157	DETAIL ADJ	0.918
$NLA(RCN)	$201	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,121
# 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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	794		41.74	33,145
+	BAS	L	BASE AREA	794	1910	188.54	149,701
A	ATF	L	ATTIC FINISH	363	1910	121.98	44,278
C	ENT	N	ENCLOSED ENTRY	24		81.08	1,946

TOTAL RCN	232,191

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63	
COND	50	50 %
FUNC	0	
ECON	0	
DEPR	50	% GD 50
RCNLD		$116,100