

Key: 3314

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.843

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MONCEY ANDREA R S/O ANDREA R MONCEY REV TRUST 54 PLEASANT ST E BRIDGEWATER, MA 02333				73-24-0				54 PLEASANT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ANDREA R MONCEY REV TRUST				10/04/2022	A	1 57298-173		1 33018-011			
MONCEY ANDREA R				07/13/2006	A	1 33018-011		1 32827-125			
MONCEY ANDREA R, MICHAEL				06/09/2006	A	1 32827-125					

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-19-288	08/20/2019	3	ALTERATIONS	5,942				0 0
		6	CYCL GROWTH		11/29/2018	SD		0 0
50	06/25/2015	3	ALTERATIONS	14,281	11/29/2018	SD		0 100
		51	FIELD REVIEW		09/17/2013			0 0
546	06/06/2006	3	ALTERATIONS	100,000			100	100

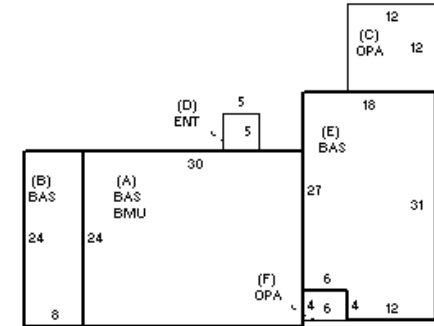
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780 3	1.00	100	1.00	188,000	1.80	100	1.00	3	1.00	169,200

TOTAL	21,780 SF	ZONING	C/W 25/ REAR LAND WET	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	C/W 25/ REAR LAND WET	LAND	169,200	153,900		
Inf1	FACTOR 100			BUILDING	246,400	226,800		
Inf2	PHY 100			DETACHED	2,500	2,300		
				OTHER	0	0		
				TOTAL	418,100	383,000		

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	11/29/2018	SD
MODEL	1		RESIDENTIAL	LIST	11/29/2018	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/9/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

IN-LAW APT

INDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,466
NET AREA	1,446	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		43.17	31,080	CONDITION ELEM	CD
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	912	1950	194.21	177,121		
CAPACITY				UNITS	ADJ	ROOF SHAPE	1.00	+	OPA	N	OPEN PORCH	168		42.70	7,174	EXTERIOR	
STORIES	1	1.00	ROOF COVER	1.00	1	ASPH SHINGLES	1.00	D	ENT	N	ENCLOSED ENTRY	25		81.12	2,028	INTERIOR	
ROOMS	6	1.00	FLOOR COVER	1.00	99	N/A	1.00	E	BAS	L	BASE AREA	534	2006	194.21	103,709	KITCHEN	
BEDROOMS	3	1.00	INT FINISH	1.00	99	N/A	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017	BATHS	
BATHROOMS	2	1.00	HEATING/COOLING	1.04	11	HW/COOL AIR	1.04		KIT	O	XTRA KITCHEN	1		5,387.00	5,387	BATHS	
# 1/2 BATHS	0	1.00	FUEL SOURCE	1.00	99	N/A	1.00									HEAT	
TOT FIXTURES	7	\$4,950	ARPUD	1.00	0		1.00									ELECT	
# UNITS	1	1.00	AFFORDABLE	1.00	0		1.00										
																EFF.YR/AGE	1980 / 41
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$246,400