

Key: 5229

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.479

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MOSER FAMILY LIVING TRUST				90-18-0				49 CHRISTINA DR				
MOSER JOSEPH C & MARSHA J TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
49 CHRISTINA DR				MOSER FAMILY LIVING TRUST				12/10/2018	A	100	50610-202	
E BRIDGEWATER, MA 02333				MOSER JOSEPH C & MARSHA J				07/31/2018	QS	580,000	50110-192	
				WELCH KATHRYN A & GERARD				06/01/2012	QS	475,000	41457-205	

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 %
BP-20-440	09/08/2020	6	CYCL GROWTH		03/11/2022	SD	0 0
		7	DETACHED BLD	83,000	03/01/2021	SLB	10 100
		51	FIELD REVIEW		08/12/2019	PW	0 0
		99	OTHER		09/07/2018	SD	0 0
		51	FIELD REVIEW		09/23/2013	PW	0 0

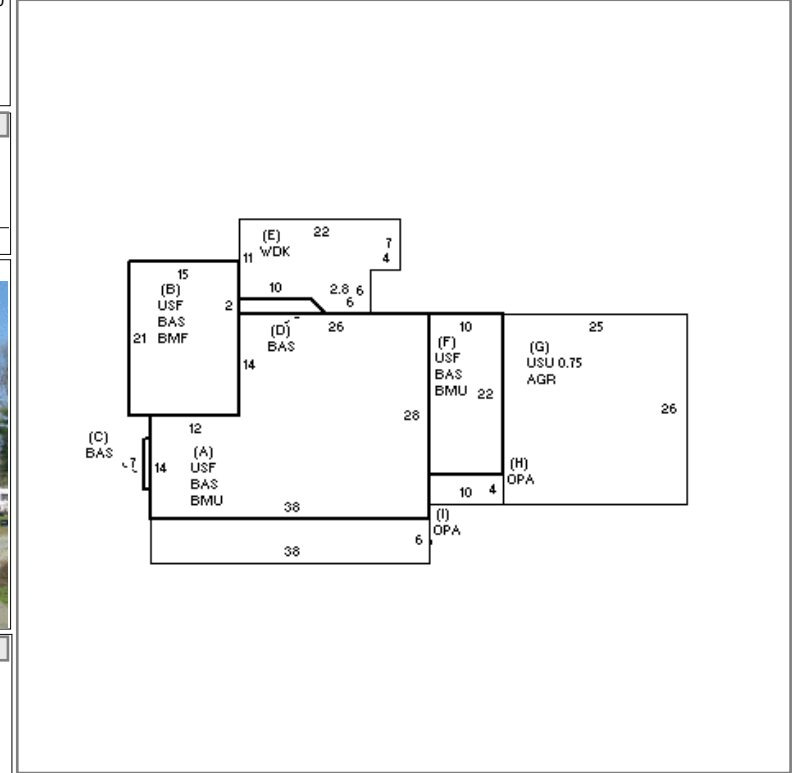
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	5	1.20		225,600
300	A	0.400	5	1.00	100	1.00	100	1.00	ELP	1.00		2,280

TOTAL	1.400 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		PAPER ST			LAND	227,900	198,700
Inf1	FACTOR 100			LAND	548,100	453,600		
Inf2	PHY 100			DETACHED	58,900	56,100		
				OTHER	0	0		
				TOTAL	834,900	708,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	2012	200	20.44	3,700
GFU	G	1.20	10 0.90	2020	885	69.34	55,200



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2022	SD
MODEL	1		RESIDENTIAL	LIST	3/11/2022	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/23/2013	ER
QUALITY	G	1.15	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	652,493
NET AREA	2,891	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,116		40.86	45,603		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,431	2005	154.69	221,366		
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH-SEP	315		57.47	18,102		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,460	2005	170.23	248,537		
				FLOOR COVER	13	COMB	1.00	E	WDK	N	WOOD DECK	240		36.34	8,722		
				INT FINISH	1	PLASTER	1.00	G	AGR	N	ATT GARAGE	650		76.05	49,431		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	USU	N	UPPER STORY UNF	488		68.21	33,287		
				FUEL SOURCE	99	N/A	1.00	+	OPA	N	OPEN PORCH	268		49.11	13,161		
				ARPUD	0		1.00		F21	O	FPL 2S 1OP	1		7,841.90	7,842		
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	2005 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84

RCNLD	\$548,100
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