Key: **523**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 462

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MONAHAN JOHN E S/O ROSAS ALEXIS 29 HAYES RD E BRIDGEWATER, MA 02333	8-747-0	29 HAYES RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROSAS ALEXIS	01/13/2022	QS	445,000	56311-251
MONAHAN JOHN E	10/25/2019	QS	365,000	51849-266
JR DEVELOPMENT GROUP LLC	06/14/2019	N	175,000	51235-065

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

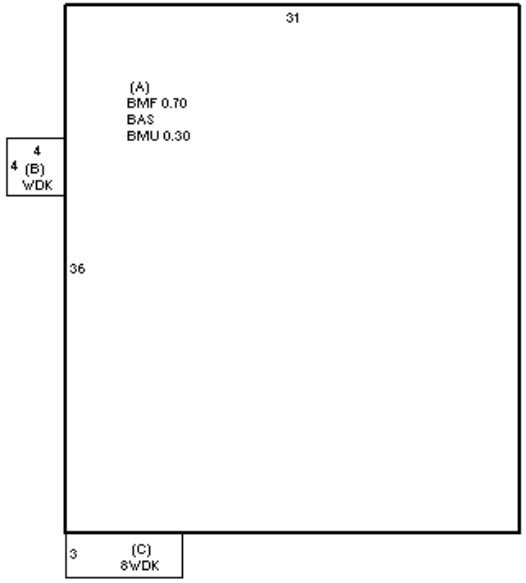
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		03/30/2022	SD	0	0
		6	CYCL GROWTH		04/13/2020	SDR	0	0
		6	CYCL GROWTH		08/06/2019	SD	0	0
BP-19-212	06/18/2019	3	ALTERATIONS	68,000	02/11/2020	SD	0	100
		6	CYCL GROWTH		05/08/2019	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,250	2 1.00	100 1.00	100 1.00	178,600	5.78	100 1.00	2 0.95			148,010

TOTAL	6,250 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 746 & PRT 745		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	148,000	134,600
BUILDING	274,300	265,000
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**423,500**	**400,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L 0.80	40 0.60	10X12	2009	120	16.35	1,200

PHOTO 04/14/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/13/2020	SD
LIST	4/13/2020	SD
REVIEW	3/19/2013	ER

BLDG COMMENTS

Full renovations

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,116	DETAIL ADJ	1.050
$NLA(RCN)	$276	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,142
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	335		37.72	12,636
A	BAS	L	BASE AREA	1,116	1925	219.31	244,749
A	BMF	N	BSMT FINISH-SEP	781		53.05	41,429
+	WDK	N	WOOD DECK	40		31.60	1,264
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	308,237
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2010 / 11	
COND	11 11 %	
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$274,300