Key: 7233

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,334

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BURNS CHERYL ANN WILLIAM T MONAHAN IRREVOCABLE 7 RODEO DR E BRIDGEWATER, MA 02333	81-34-51-0	7 RODEO DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BURNS CHERYL ANN	11/28/2005	O	331,539	31798-339
BROWN BUILDERS INC	08/11/2005	R	150,000	31120-264
BROWN DONALD D JR & BUSH	10/25/1999			17978-280

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		02/14/2020	SD	0	0
		6	CYCL GROWTH		07/23/2013	LF	0	0
115	01/16/2005	1	NEW CONST	160,000	04/02/2007	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,357	1 1.00	100 1.00	100 1.00	122,200	3.02	100 1.00	8 0.65			104,690

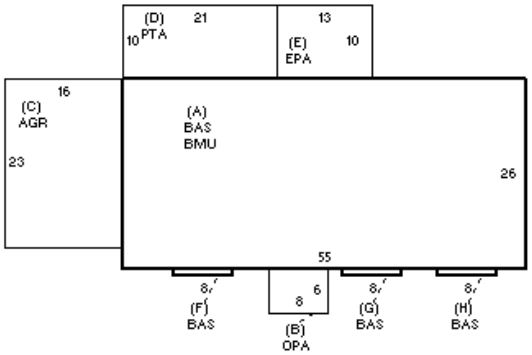
TOTAL	12,357 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	104,700	95,200
BUILDING	319,400	297,500
DETACHED	0	0
OTHER	0	0
TOTAL	**424,100**	**392,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/14/2020



BLDG COMMENTS

BUILDING

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

MEASURE	7/23/2013	LF
LIST	4/2/2007	EST
REVIEW	5/13/2013	ER

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	1,454	DETAIL ADJ	1.030
$NLA(RCN)	$262	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,502
# 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,430		35.53	50,812
B	OPA	N	OPEN PORCH	48		42.71	2,050
C	AGR	N	ATT GARAGE	368		76.52	28,159
D	PTA	N	PATIO	210		12.50	2,625
E	EPA	N	ENCLOSED PORCH	130		74.40	9,672
+	BAS	L	BASE AREA	1,454	2005	191.81	278,886
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	380,290
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		$319,400