

Key: 201

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 183

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WEWOK, LLC 130 LAWRENCE RD MEDFORD, MA 02155				4-243-0				112 BIXBY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WEWOK, LLC				03/02/2010	B	1 38290-114					
TORRA ALBERTO R & MARIA				02/04/1981	QS	4949-495					

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		09/25/2015	SD	0	0
		6	CYCL GROWTH		05/20/2013	LF	0	0
		6	CYCL GROWTH		10/25/2007		0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	5,000	2	1.00	100	1.00	100	1.00	205,390	7.17	PF	1.15	2	0.95		169,030

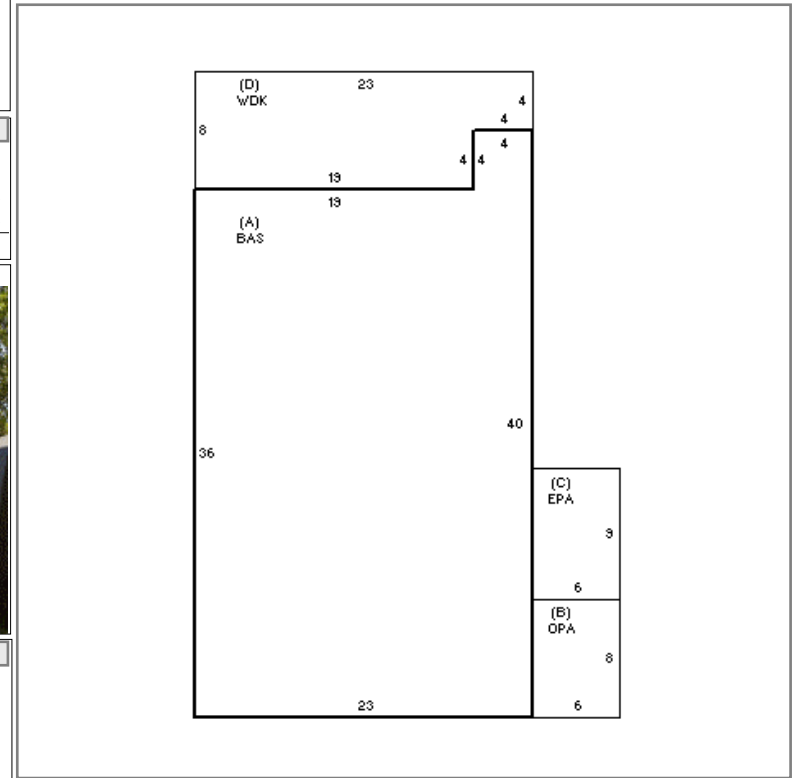
TOTAL	5,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 244/ T 12816/ WATER ESMT #14613/ B7199 P2	LAND	169,000	153,700		
Infl1	FACTOR 100		BUILDING	86,300	85,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			255,300	239,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/25/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/14/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	196,173
NET AREA	844	DETAIL ADJ	0.873	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	844	1940	209.71	176,998	CONDITION ELEM	CD
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	48		42.71	2,050	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	54		74.41	4,018	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	168		31.60	5,309	KITCHEN	
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	
				FUEL SOURCE	3	ELECTRIC	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1955 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$86,300