

Key: 2898

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.483

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LUECK NICHOLAS & CLEAVES BRITTANY A 45 LELAND ST E BRIDGEWATER, MA 02333				64-44-0				45 LELAND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LUECK NICHOLAS & CLEAVES				09/25/2020	A	100	53500-030				
LUECK NICHOLAS				11/30/2018	QS	285,000	50579-059				
PROSPER ANN, HUFFMAN SALL				10/13/2017	A	1	49043-338				

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-20-548	11/05/2020	6	CYCL GROWTH	8,000	11/24/2020	SD	0	0
		3	ALTERATIONS		0	0		
		51	FIELD REVIEW		08/14/2019	PW	0	0
BP-19-3	01/03/2019	3	ALTERATIONS	7,850	05/06/2019	SD	0	100
		51	FIELD REVIEW		09/16/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	16,875 3	1.00	100	1.00	100	1.00	188,000	2.27	100	1.00	3	1.00	164,970

TOTAL	16,875 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	165,000	150,100		
Infl1	FACTOR 100		BUILDING	159,300	152,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	324,300	302,600		

DETACHED

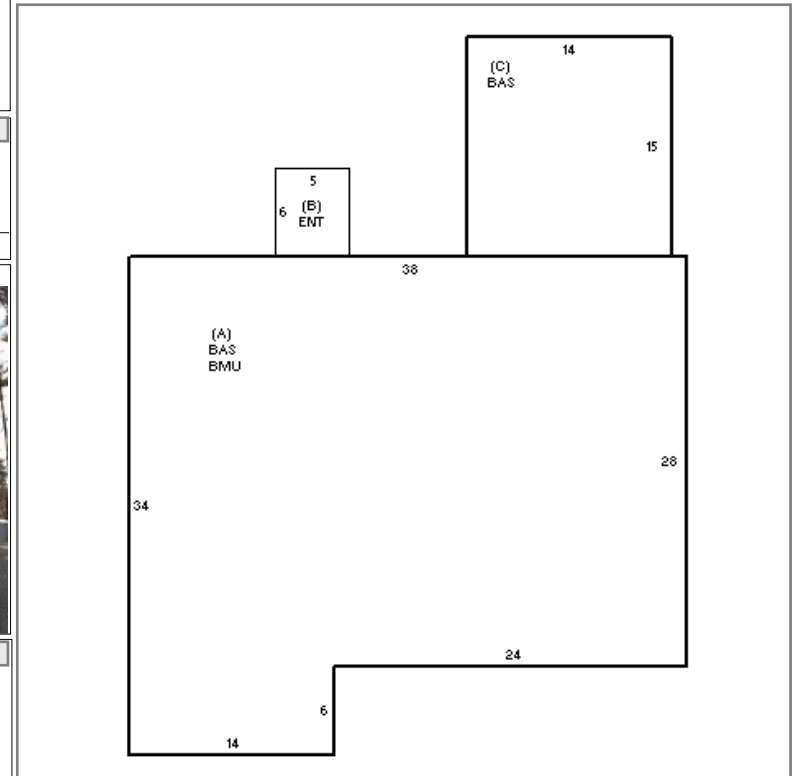
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/02/2020



BUILDING	CD	ADJ	DESC	MEASURE	11/24/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/24/2020	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	318,697
NET AREA	1,358	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,148		37.44	42,983		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	ENT	N	ENCLOSED ENTRY	30		81.10	2,433		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,358	1955	195.27	265,183		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50

RCNLD	\$159,300
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