

Key: 3151

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.694

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CURRENT OWNER				PARCEL ID				LOCATION			
WAGENER EDWARD J & LORRAINE M PO BOX 163 E BRIDGEWATER, MA 02333				70-44-0				167 BROAD MEADOW DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WAGENER EDWARD J & LORRAI				05/13/1974	QS			3985-511			

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	%
2103	07/03/2014	6	CYCL GROWTH		09/29/2015	SD	0	0
		3	ALTERATIONS	1,588			0	0
790	05/18/2011	6	CYCL GROWTH		07/11/2013	LF	0	0
3327		3	ALTERATIONS	3,914			0	0
		3	ALTERATIONS	5,796			0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,998 4	1.00	100	1.00	225,600	1.23	100	1.00	4	1.20	215,700

TOTAL	33,998 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	T 11008		LAND	215,700	179,800
Infl1	FACTOR 100		BUILDING	232,400	206,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	448,100	386,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



(A)  
USF  
BAS  
BMU

24

32

BUILDING	CD	ADJ	DESC	MEASURE	9/29/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	294,167	
NET AREA	1,536	DETAIL ADJ	0.940	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		42.23	32,433	CONDITION ELEM	CD	
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1974	171.28	131,543	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	768	1974	155.65	119,537	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819	KITCHEN		
				FLOOR COVER	99	N/A	1.00									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	2000 / 21
																	COND	21 21 %
																	FUNC	0
																	ECON	0
																	DEPR	21 % GD 79
																	RCNLD	\$232,400