

Key: 4961

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.235

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
LAUZON LEONARD & ANGELA 6 WOODLAWN CIR E BRIDGEWATER, MA 02333				106-60-20-0				6 WOODLAND CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LAUZON LEONARD & ANGELA				08/03/2020	QS	525,000	53190-043					
RHODE BERNARD E & THERESA				12/21/1988	QS	293,000	8896-344					
COBLY DANA H & REDDER JOH				09/18/1986	QS		7126-269					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 4	1.00	100	1.00	225,600	1.00	100	1.00	4	1.20	225,600
300	A	0.160 4	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	910

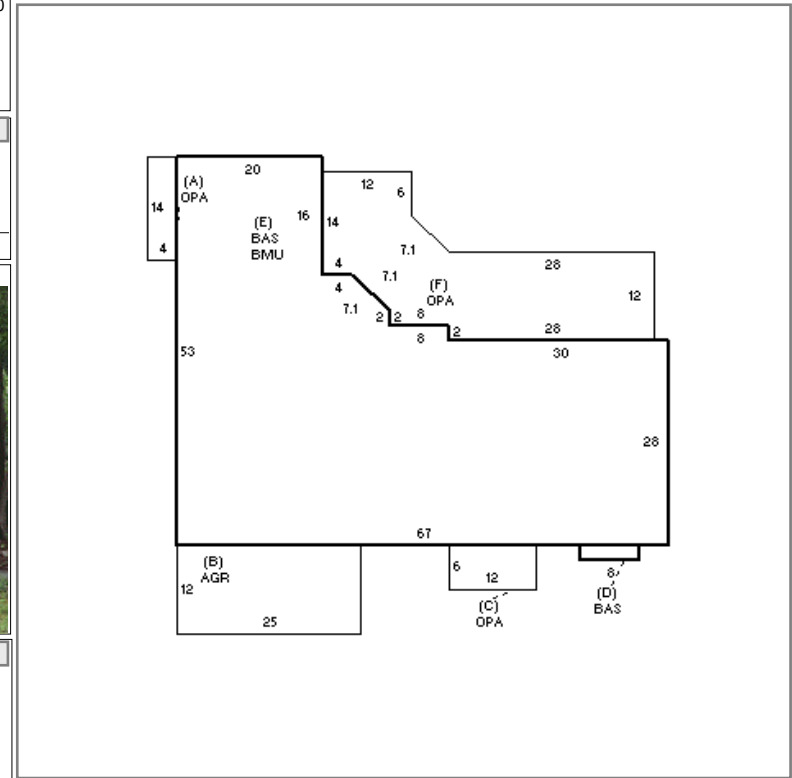
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-507	10/15/2020	6	CYCL GROWTH	4,572	07/06/2021	SD	0	0
		3	ALTERATIONS		08/29/2013	LF	0	0
		6	CYCL GROWTH		05/21/2012		0	0
		6	CYCL GROWTH		03/27/2002	KEO	100	100

LEGALLAND

TOTAL	1.160 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 20/ OWNER USES 6 WOODLAWN CIR		LAND	226,500	188,900
Inf1	FACTOR 100		BUILDING	410,800	378,200		
Inf2	PHY 100		DETACHED	16,900	16,100		
			OTHER	0	0		
			TOTAL	654,200	583,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50		200	20.44	2,000
DGF	A	1.00	50 0.50 24X24	2005	576	51.74	14,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2021	SD
MODEL	1		RESIDENTIAL	LIST	7/6/2021	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	4/22/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	547,752
NET AREA	2,477	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	OPA	N	OPEN PORCH	728		42.70	31,086		
\$NLA(RCN)	\$221	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	B	AGR	N	ATT GARAGE	300		81.92	24,577		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,477	1988	161.60	400,288		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BMU	N	BSMT UNFINISHED	2,461		32.27	79,419		
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				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	1988 / 33
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$410,800