

Key: 5138

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.400

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WEIDENFELLER JAMES C & MARCIA P O BOX 34 ELMWOOD, MA 02337				12-8-09-0				41 LEO WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WEIDENFELLER JAMES C & MA				01/26/1995	QS	145,000	13395-077				
BERTARELLI BROTHERS INC				11/04/1988	QS	375,000	8810-191				
TRUDEAU LEO R JR & SHERRO				12/10/1985	QS		6466-208				

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 %
2018-0020	04/09/2018	3	ALTERATIONS	4,731			0 0
410	06/17/2013	6	CYCL GROWTH		08/15/2013		0 0
	02/26/2002	3	ALTERATIONS	1,000	04/16/2003	CAP	100 100

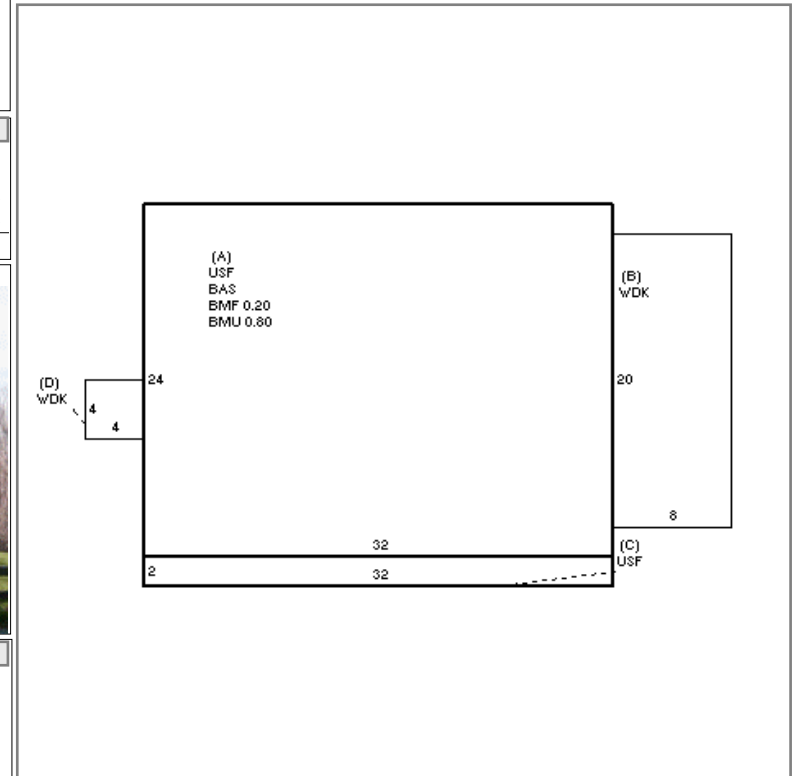
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,370 4	1.00	100	1.00	203,040	1.06	90	0.90	4	1.20	200,060

TOTAL	40,380 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 9/ wet- drainage esmt	LAND	200,100	166,800		
Inf1	FACTOR 100		BUILDING	237,900	208,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	438,000	375,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/15/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/23/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	308,910
NET AREA	1,600	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	614		42.23	25,929	CONDITION ELEM	CD
\$NLA(RCN)	\$193	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	154		59.39	9,146	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1994	173.86	133,527	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	176		31.60	5,562	KITCHEN	
				FLOOR COVER	99	N/A	1.00	+	USF	L	UPPER STORY FIN	832	1994	157.99	131,451	BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1994 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$237,900