

Key: 6391

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.789

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD LYNN E & STEVEN P 10 NORTHRIDGE DR E BRIDGEWATER, MA 02333				101-7-06-0				10 NORTHRIDGE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACDONALD LYNN E & STEVEN				10/14/2016	QS	450,000	47597-140				
FARQUHARSON KRISTEN L &				03/06/2012	QS	398,000	41063-72				
ONEIL GARY T & ROBIN A				11/18/1996	QS	195,000	14786-232				

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	%
3047	09/07/2016	51	FIELD REVIEW	740	07/10/2017	PW	0	0
		3	ALTERATIONS		10/10/2013	SLB	0	0
		6	CYCL GROWTH		09/26/2013	PW	0	0
		51	FIELD REVIEW				0	0
	07/03/2012	6	CYCL GROWTH				0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,543	5	1.00	100	1.00	100	1.00	5	1.20		217,290

TOTAL	35,543 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE LOT 2 PLAN 95-359/ ESMT	LAND	217,300	189,400		
Infl1	FACTOR 100		BUILDING	372,100	327,500		
Infl2	PHY 100		DETACHED	11,800	11,300		
			OTHER	0	0		
TOTAL			TOTAL	601,200	528,200		

DETACHED

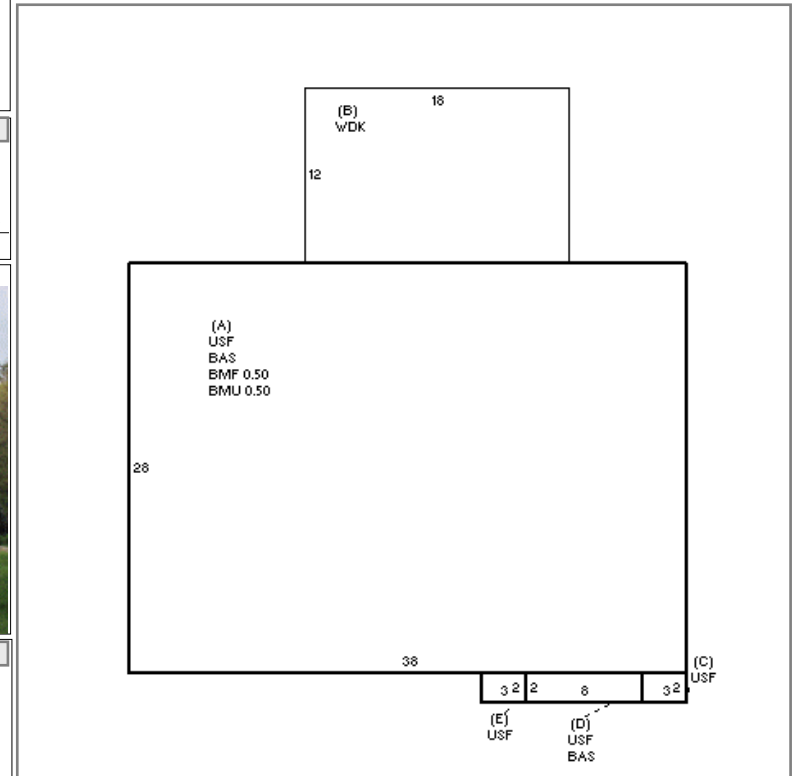
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	40 0.60	16X16	2000	256	19.67	3,000
IPV	A	1.00	30 0.70		1998	648	19.48	8,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2017	PW
MODEL	1		RESIDENTIAL	LIST		PW
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/26/2013	ER
QUALITY	+	1.05	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,172	DETAIL ADJ	0.988
\$NLA(RCN)	\$195	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$5,644	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	532		40.12	21,341
A	BMF	N	BSMT FINISH-SEP	532		56.42	30,013
B	WDK	N	WOOD DECK	216		33.18	7,167
+	USF	L	UPPER STORY FIN	1,092	1996	152.23	166,238
+	BAS	L	BASE AREA	1,080	1996	167.52	180,925
	BMG	O	BSMT GARAGE	2		2,166.15	4,332
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	422,821
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2009 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$372,100