Key: 6394

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,792

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROCHE PAUL A & LAUREN E 40 NORTHRIDGE DR E BRIDGEWATER, MA 02333	101-11-02-0	40 NORTHRIDGE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROCHE PAUL A & LAUREN E	03/27/2013	QS	440,000	42852-291
MAHONEY WILLIAM E & LISA	07/15/2004	QS	533,000	28661-286
GARDNER STEPHEN M	07/09/1997	D	242,900	15309-189

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	%
		51	FIELD REVIEW		08/29/2013	PW	0	0
505	05/03/2006	2	ADDITIONS	2,500			100	100
		6	CYCL GROWTH		04/26/2006		0	0
464	04/07/2006	8	POOL	20,000			100	100
723	09/15/2004	7	DETACHED BLD	2,500			100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	225,600	1.00	100	1.00	5	1.20			225,600
300	A	0.240	5	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			1,370

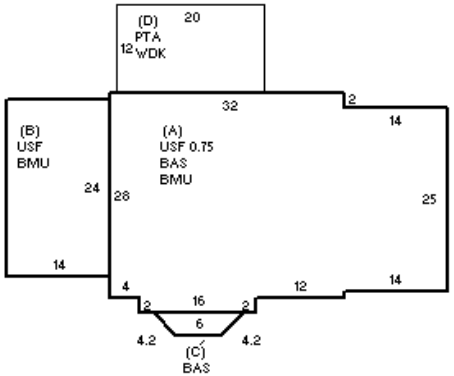
TOTAL	1.240 Acres	ZONING		FRNT	0
Ngh	RES 5	NOTE	LOT 5 PLAN 95-359/ ESMT		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	227,000	197,900
BUILDING	359,200	339,600
DETACHED	13,900	13,200
OTHER	0	0
TOTAL	**600,100**	**550,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A	1.00	10	0.90	20X40	2005	800	19.36	13,900

PHOTO 09/10/2013



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/29/2013	PW
LIST	4/26/2006	EST
REVIEW	4/26/2013	ER

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	2,600	DETAIL ADJ	0.936
$NLA(RCN)	$177	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,347
# 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
+	BMU	N	BSMT UNFINISHED	1,614		36.36	58,689
+	USF	L	UPPER STORY FIN	1,295	1997	136.91	177,296
+	BAS	L	BASE AREA	1,305	1997	150.66	196,610
D	WDK	N	WOOD DECK	240		33.18	7,963
D	PTA	N	PATIO	240		13.13	3,150
	BMG	O	BSMT GARAGE	2		2,166.15	4,332
	F21	O	FPL 2S 1OP	1		7,160.00	7,160

TOTAL RCN	460,547
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1997 / 24		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$359,200