Key: 6474

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,814

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEHR RICHARD F 45 NORTHRIDGE DR E BRIDGEWATER, MA 02333	101-26-0	45 NORTHRIDGE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEHR RICHARD F	11/15/2011	QS	355,000	40581-308
DEMARCO JUSTIN A & LAUREN	12/06/2004	QS	455,000	29611-061
LEONARD CHARLES C & TERRY	12/10/2001	A	1	21088-222

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	%
3030	08/18/2016	3	ALTERATIONS	8,000			0	0
2870	03/30/2016	7	DETACHED BLD	2,500	05/04/2016	SLB	100	100
		51	FIELD REVIEW		09/25/2013	PW	0	0
	09/04/2013	6	CYCL GROWTH		09/26/2013	SLB	0	0
	08/07/2012	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	35,615	5 1.00	100 1.00	100 1.00	225,600	1.18	100 1.00	5 1.20			217,380

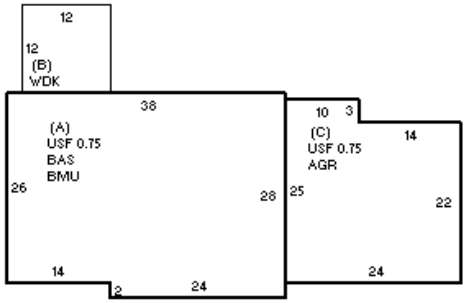
TOTAL	35,615 SF	ZONING		FRNT	0
Ngh	RES 5	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	217,400	189,500
BUILDING	350,100	301,400
DETACHED	0	0
OTHER	0	0
TOTAL	**567,500**	**490,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	NV 0.00	10 X 16	2016	160	20.44	

PHOTO 05/14/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/4/2016	SLB
LIST		
REVIEW	5/2/2013	ER

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	2,232	DETAIL ADJ	1.040
$NLA(RCN)	$201	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,658
# 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	1,036		38.48	39,868
A	BAS	L	BASE AREA	1,036	1997	166.67	172,675
+	USF	L	UPPER STORY FIN	1,196	1997	151.46	181,148
B	WDK	N	WOOD DECK	144		31.60	4,550
C	AGR	N	ATT GARAGE	558		68.37	38,153
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	448,871

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			$350,100