

Key: 6481

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.820

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GOLDMAN LAURA A 2 WINTERFIELD DR E BRIDGEWATER, MA 02333				127-7-01-0				2 WINTERFIELD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GOLDMAN LAURA A				12/30/2013	QS	325,000	43968-018				
BOATES GARY P & NANCY L				06/30/1997	D	151,600	15283-284				
COMEAU MARK A				04/14/1997	N	60,000	15093-102				

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	%
1532	05/02/2014	6	CYCL GROWTH		05/02/2014	PW	0	0
22-79	05/07/2013	6	CYCL GROWTH		09/09/2013	LF	0	0
		3	ALTERATIONS	5,700		LF	0	100
		3	ALTERATIONS	10,500			0	0

LAND

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	100	1.00	4	1.20		225,600
300	A	0.590	4	1.00	100	1.00	100	1.00	ELP	1.00		3,360

TOTAL	1.590 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE			LAND	229,000	191,200
Inf1	FACTOR 100		BUILDING	275,200	237,700		
Inf2	PHY 100		DETACHED	4,800	4,500		
			OTHER	0	0		
					TOTAL	509,000	433,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12 X 18	216	24.53	4,800



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2014	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	5/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,162	DETAIL ADJ	1.081
\$NLA(RCN)	\$275	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,410
# 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	9	WARM/COOL AIR	1.03
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	LLU	N	LOWER LEVEL UNF	629		63.42	39,892
A	LLF	N	LOWER LEVEL FIN	515		122.80	63,244
+	WDK	N	WOOD DECK	200		31.60	6,320
+	BAS	L	BASE AREA	1,162	1997	171.55	199,342
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	320,027
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	
ELECT	

EFF.YR/AGE	2007 / 14
COND	14 14%
FUNC	0
ECON	0
DEPR	14 % GD 86

RCNLD	\$275,200
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