

Key: 6485

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.824

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
INEGBEDION NELSON & UKEME 11 WINTERFIELD DR E BRIDGEWATER, MA 02333				127-7-05-0				11 WINTERFIELD DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
INEGBEDION NELSON & UKEME				08/30/2019	QS	440,000	51584-146					
FRAZIER PETER J & SUSAN C				10/17/1997	D	158,375	15564-116					
FRAZIER PETER J & SUSAN C				10/16/1997	D	158,375	15564-116					

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	%
948	06/03/2014	99	OTHER		04/05/2021	SD	0	0
		6	CYCL GROWTH		03/11/2020	SDR	0	0
		3	ALTERATIONS	10,800			0	0
		6	CYCL GROWTH		10/08/2013		0	0
	03/29/2005	2	ADDITIONS	28,000	06/18/2005	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	35,582 4	1.00	100	1.00	100	1.00	225,600	1.18	100	1.00	4	1.20		217,340

TOTAL	35,582 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	N O T E	LOT 5		LAND	217,300	181,200
Infl1	FACTOR 100		BUILDING	305,600	269,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>522,900</b>	<b>450,400</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/11/2020	SD
MODEL	1		RESIDENTIAL	LIST	3/11/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	2,060	DETAIL ADJ	0.978
\$NLA(RCN)	\$190	OVERALL	1.000

  

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$5,320
# 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	BMU	N	BSMT UNFINISHED	286		37.48	10,718
A	BMF	N	BSMT FINISH-SEP	858		52.70	45,220
+	USF	L	UPPER STORY FIN	898	2005	145.99	131,102
B	EPA	N	ENCLOSED PORCH	120		74.40	8,928
+	BAS	L	BASE AREA	1,162	2005	160.66	186,683
D	OPA	N	OPEN PORCH	40		42.70	1,708
	BMG	O	BSMT GARAGE	1		2,063.00	2,063

TOTAL RCN	391,742
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	\$305,600

