

Key: 6890

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.087

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SHAHABUDDIN MOHAMMED&NUZHAT & SHAHZAD SHAHAB				110-2-04-0				90 NORTHRIDGE DR				
90 NORTHRIDGE DR E BRIDGEWATER, MA 02333				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				SHAHABUDDIN MOHAMMED&NUZH				03/31/2008	A	1	35795-074	
				SCHAHABUDDIN MOHAMMED &				08/30/2002	QS	419,515	22758-214	
				MPM BUILDERS LLC				11/16/2000	QS	135,000	19072-259	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
426	03/07/2002	6	CYCL GROWTH		05/13/2014	LF	0
		6	CYCL GROWTH		06/01/2013	LF	0
		1	NEW CONST	190,000	03/24/2003		100

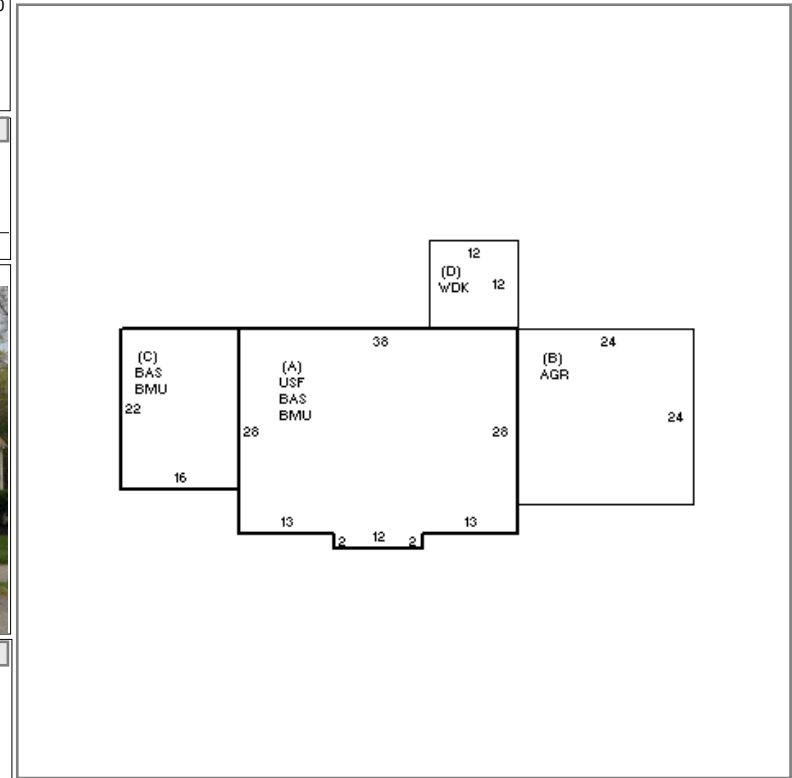
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	5	1.00	100	1.00	100	1.00	1.00		225,600	225,600
300	A	0.010	5	1.00	100	1.00	100	1.00	ELP	1.00		60

TOTAL	1.010 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5		N O T E	LOT 4 PLAN 00-787		LAND	225,700	196,700
Inf1	FACTOR 100			BUILDING	403,000	360,100		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	628,700	556,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2014	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/9/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	497,565
NET AREA	2,528	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,440		37.24	53,620		
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,440	2002	158.67	228,487		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,088	2002	144.19	156,877		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	576		71.28	41,056		
				FLOOR COVER	14	COMB	1.00	D	WDK	N	WOOD DECK	144		33.18	4,778		
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		7,160.00	7,160		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2002 / 19	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD	\$403,000	