Key: 7671

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,579

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RIX DAVID P & LAURIE 4 WAMPANOAG WAY E BRIDGEWATER, MA 02333	16-25-0	4 WAMPANOAG WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RIX DAVID P & LAURIE	03/06/2015	QS	502,000	45299-102
MCSHARRY MARK P & JOHN J	09/02/2011	V	1,300,000	40284-236
WILLIAMS REV NATHANIEL ET	12/29/1978	QS		4594-360

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	%
BP-20-335	07/09/2020	8	POOL	33,000	01/28/2021	SLB	100	100
		51	FIELD REVIEW		03/17/2016	PW	0	0
		6	CYCL GROWTH		06/30/2013	LF	0	0
1176	05/23/2012	1	NEW CONST	231,000	06/30/2013	LF	0	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,387	6 1.00	100 1.00	100 1.00	244,400	1.76	100 1.00	6 1.30			220,640

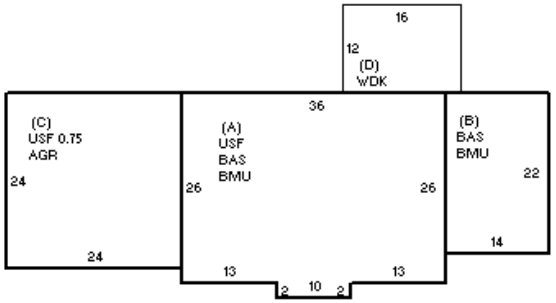
TOTAL	22,387 SF	ZONING		FRNT	0
Ngh	RES 6	NOTE	PLAN 10-231 LOT 1		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	220,600	185,300
BUILDING	457,100	407,600
DETACHED	11,400	10,800
OTHER	0	0
TOTAL	**689,100**	**603,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A 1.00	10 0.90	18 X 36	2020	648	19.48	11,400

PHOTO 04/01/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	+	1.05	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/28/2021	SLB
LIST	1/28/2021	SLB
REVIEW	5/15/2013	ER

YEAR BLT	2012	SIZE ADJ	1.000
NET AREA	2,652	DETAIL ADJ	0.978
$NLA(RCN)	$189	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$6,284
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	7	OTHER	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,264		38.37	48,494
+	BAS	L	BASE AREA	1,264	2012	156.53	197,848
+	USF	L	UPPER STORY FIN	1,388	2012	142.24	197,427
C	AGR	N	ATT GARAGE	576		71.28	41,056
D	WDK	N	WOOD DECK	192		33.18	6,370
	GFP	O	GAS FIREPLACE	1		4,813.20	4,813

TOTAL RCN	502,294
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2012 / 9		
COND	9	9 %	
FUNC	0		
ECON	0		
DEPR	9	% GD	91
RCNLD			$457,100