Key: 1019

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 854

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BEYAZTAS SAHIN & SIDIKA 785 BEDFORD ST E BRIDGEWATER, MA 02333	22-37-0	785 BEDFORD ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BEYAZTAS SAHIN & SIDIKA	06/17/2021	A	1	55163-270
BEYAZTAS SAHIN & ISMAIL	08/30/2019	QS	383,000	51586-109
WEYMOUTH GREAT POND LLC	01/18/2017	A	1	48016-280

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

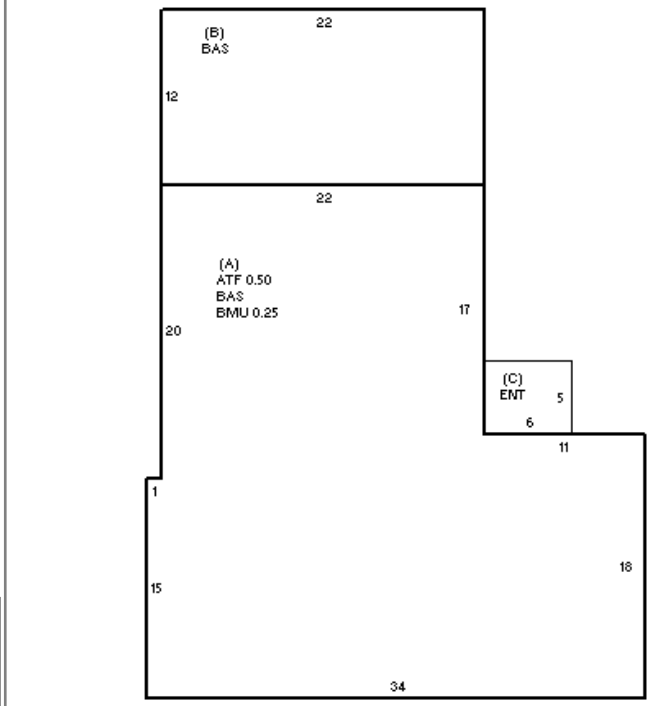
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		01/02/2020	SDR	0	0
3168	02/07/2017	4	DEMO	20,000	03/09/2017	SLB	50	100
		6	CYCL GROWTH		10/19/2015	SD	0	0
NA		6	CYCL GROWTH		10/17/2012	LF	0	0
77	03/13/2002	6	CYCL GROWTH		03/13/2002	KEO	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	7 1.00	100 1.00	100 1.00	178,600	1.80	100 1.00	7 0.95			160,740

TOTAL	21,780 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE	T 5731		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	160,700	146,200
BUILDING	248,200	238,200
DETACHED	1,000	900
OTHER	0	0
TOTAL	**409,900**	**385,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	L 0.80	50 0.50	8 X 8	1990	64	30.11	1,000

PHOTO 05/22/2019

BLDG COMMENTS

DWG GUTTED - 3/9/17 - SLB. no change 5/8/18 - slb.
added bath 5/29/18 - slb RENO DOWN TO STUDS
EFF YEAR 2015

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/9/2017	SLB
LIST		
REVIEW	3/22/2013	ER

YEAR BLT	1780	SIZE ADJ	1.000
NET AREA	1,739	DETAIL ADJ	0.900
$NLA(RCN)	$152	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,672
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	246		52.05	12,804
A	ATF	L	ATTIC FINISH	492	1780	101.33	49,854
+	BAS	L	BASE AREA	1,247	1780	156.62	195,309
C	ENT	N	ENCLOSED ENTRY	30		81.10	2,433

TOTAL RCN 264,072

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 2015 / 6

COND	6 6 %		
FUNC	0		
ECON	0		
DEPR	6	% GD	94

RCNLD $248,200