

Key: 1892

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.605

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
ELSHAZLY MOHAMED B & SHANIN HANAA A				48-27-0				2 CRESCENT ST				
4 CRESCENT ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
E BRIDGEWATER, MA 02333				ELSHAZLY MOHAMED B & MAKOS STEPHEN J & JOAN R				08/17/2017	U	340,000	48809-184	
								08/17/1977	QS		4311-047	

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		04/01/2014	PW	0	0

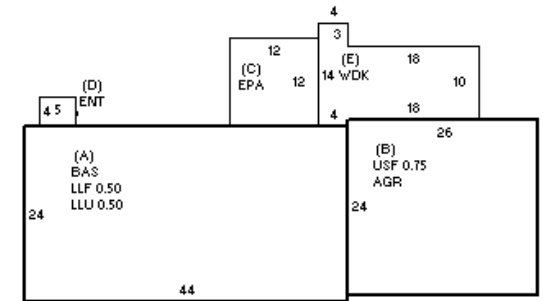
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,202 3	1.00	100	1.00	188,000	1.44	100	1.00	3	1.00	174,750

TOTAL	28,202 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 35/ T 11873			LAND	174,800	159,000
Inf1	FACTOR 100		BUILDING	298,800	257,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>					<b>473,600</b>	<b>416,800</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/1/2014	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

IN-LAW APT

INDING

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	409,336
NET AREA	1,524	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	528		59.64	31,490		
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	528		115.48	60,976		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,056	1973	161.33	170,361		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	624		66.69	41,615		
				FLOOR COVER	99	N/A	1.00	B	USF	L	UPPER STORY FIN	468	1973	146.60	68,610		
				INT FINISH	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	144		74.40	10,714		
				HEATING/COOLING	1	FORCED AIR	1.00	D	ENT	N	ENCLOSED ENTRY	20		81.10	1,622		
				FUEL SOURCE	99	N/A	1.00	E	WDK	N	WOOD DECK	236		31.60	7,458		
				ARPUD	0		1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				AFFORDABLE	0		1.00		KIT	O	XTRA KITCHEN	1		5,387.00	5,387		
																EFF.YR/AGE	1980 / 41
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$298,800