

Key: 2664

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.274

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ABDELLA GEMILA B & MOHAMEDNUR ANSAR N 16 PEARL ST E BRIDGEWATER, MA 02333				62-33-0				16 PEARL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ABDELLA GEMILA B & MOHAME				12/20/2018	QS	425,000	50653-024				
ROLLCO CONSTRUCTION CORP				02/15/2018	U	120,000	49506-006				
WOHLERS CHARLES C &				06/08/1984	QS		5666-378				

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-18-75	05/29/2018	6	CYCL GROWTH		01/29/2021	SD	0 0
BP-18-74	05/29/2018	51	FIELD REVIEW		08/19/2019	PW	0 0
		6	CYCL GROWTH		05/01/2019	SD	0 0
		4	DEMO		07/31/2018	SLB	100 100
		1	NEW CONST	211,500	07/31/2018	SLB	46 100


LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,262 3	1.00	100	1.00	188,000	1.58	100	1.00	3	1.00	172,210

DETACHED

TOTAL	25,262 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 13708		LAND	172,200	156,600
Infl1	FACTOR 100		BUILDING	368,800	334,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	541,000	490,700		

BUILDING

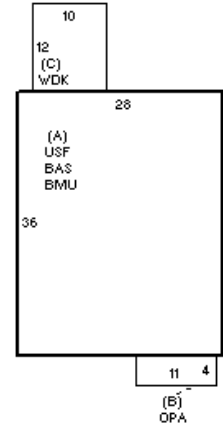
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/29/2021
									

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/29/2021	SD
MODEL	1		RESIDENTIAL	LIST	1/29/2021	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/3/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2018	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	380,229
NET AREA	2,016	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		40.70	41,024		
\$NLA(RCN)	\$189	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,008	2018	169.94	171,301		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	2018	154.43	155,666		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	44		44.84	1,973		
				FLOOR COVER	1	HARDWOOD	1.00	C	WDK	N	WOOD DECK	120		33.18	3,982		
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2018 / 3
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97

RCNLD	\$368,800
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