

Key: 2666

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.276

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
ELLSWORTH PROPERTIES LLC PO BOX 88 ELMWOOD, MA 02337				62-35-0				32 PEARL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ELLSWORTH PROPERTIES LLC				07/30/2014	QS	900,000	44584-089					
VOEGLIN SHIRLEY M				12/15/1994	A	100	13318-074					
VOEGLIN PAUL C & SHIRLEY				03/20/1985	QS		6015-164					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	8 APT	1.00	100	1.00	33,000	1.00	100	1.00	AG	1.10	264,000

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-18-272	10/09/2018	3	ALTERATIONS	3,200	05/31/2019	KT	100	100
		61	SITE VISIT		12/13/2017	RJM	100	100
		51	FIELD REVIEW		03/26/2015	PW	100	100

DETACHED

TOTAL	1.110 Acres	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	APARTMENTS	NOTE		LAND	264,000	240,200		
Inf1	FACTOR 100		BUILDING	780,500	743,500			
Inf2	PHY 100		DETACHED	1,000	1,000			
			OTHER	0	0			
<b>TOTAL</b>				<b>1,045,500</b>	<b>984,700</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X8		64	20.44	1,000



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	RJM
MODEL	5		CIM-5	LIST	12/13/2017	RJM
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	1/2/2018	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	7,450	DETAIL ADJ	0.823
\$NLA(RCN)	\$123	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNF	3,298		25.09	82,763
+	USF	L	UP-STRY FIN	3,368	1987	107.77	362,965
+	WDK	N	WOOD DECK	491		19.85	9,744
+	OPA	N	OPEN PORCH	556		25.10	13,953
+	BAS	L	BASE AREA	4,082	1987	107.77	439,912
L	ATU	N	ATTIC UNF	336		26.35	8,855

TOTAL RCN	918,192
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2006 / 15
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$780,500

