

Key: 2680

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.288

LEGAL

LAND

DETACHED

BUILDING

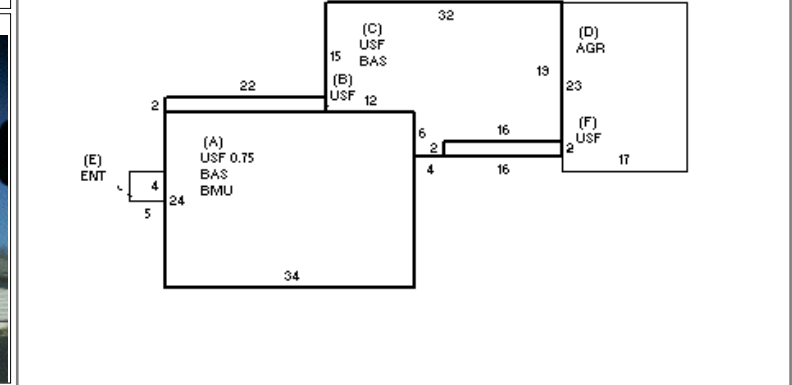
CURRENT OWNER				PARCEL ID				LOCATION			
MAHMOUD SOMAYHA 17 EMERALD ST E BRIDGEWATER, MA 02333				62-49-0				17-&19 EMERALD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHMOUD SOMAYHA				12/18/2020	QS	505,000	54031-314				
MINGELS MARK W				02/28/2020	L	275,000	52408-010				
PMC REO FINANCING TRUST				12/10/2019	B	10	52068-159				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
PL21-221	05/18/2021	5	SPLIT/SUB		01/20/2022	SLB	100	100
		6	CYCL GROWTH		08/28/2020	SD	0	0
BP-20-82	03/13/2020	3	ALTERATIONS	40,000	02/17/2021	SLB	100	100
		6	CYCL GROWTH		11/21/2017	SD	0	0
		6	CYCL GROWTH		07/10/2014	LF	0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,915 3	1.00	100	1.00	188,000	3.39	100	1.00	3	1.00	159,820

TOTAL	10,915 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	159,800	145,300
Infl1	FACTOR 100		BUILDING	403,600	346,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	563,400	491,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/17/2021	SLB
MODEL	1		RESIDENTIAL	LIST	2/17/2021	SLB
STYLE	4	1.00	CAPE [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,640	DETAIL ADJ	1.100	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	816		41.36	33,752
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,256	1850	152.54	191,588
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,384	1850	167.86	232,317
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	391		75.12	29,370
				FLOOR COVER	99	N/A	1.00	E	ENT	N	ENCLOSED ENTRY	20		81.10	1,622
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	504,444	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	U
		ELECT	U
EFF.YR/AGE		2001 / 20	
COND	20	%	20
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD	\$403,600		