Key: 2716

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,323

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GABISI HAWA & NAJIMU 77 N CENTRAL ST E BRIDGEWATER, MA 02333	62-89-0	77 N CENTRAL ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GABISI HAWA & NAJIMU	05/13/2016	QS	329,900	46919-081
D & T PROPERTIES LLC	12/05/2014	O	200,000	45016-285
KRAVETZ ANDREW	10/30/2013	H	120,000	43770-117

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

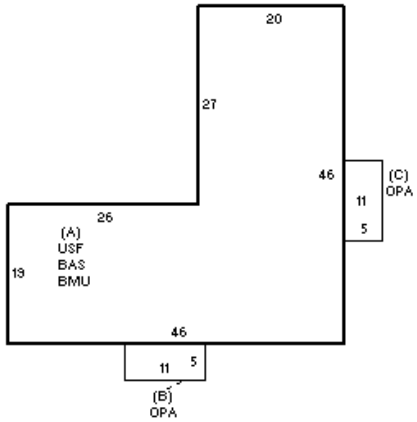
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		03/26/2015	PW	0	0
1853	01/22/2014	3	ALTERATIONS	50,000	05/05/2014	SLB	45	100
		6	CYCL GROWTH		08/15/2013	LF	0	0
		6	CYCL GROWTH		06/15/2009		0	0
477	11/24/2008	7	DETACHED BLD	500	06/11/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	11,250	3	1.00	100	1.00	100	1.00	188,000	3.30	100	1.00	3	1.00			160,110

TOTAL	11,250 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 4144		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	160,100	145,600
BUILDING	292,700	277,000
DETACHED	0	0
OTHER	0	0
TOTAL	**452,800**	**422,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/18/2015

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	3/26/2015	PW
LIST		
REVIEW	1/1/2015	SLB

BLDG COMMENTS

renovations complete - 6/9/15 - slb OBS due to shape and depth

YEAR BLT	1800	SIZE ADJ	1.000
NET AREA	2,828	DETAIL ADJ	0.918
$NLA(RCN)	$152	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,745
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	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
A	BMU	N	BSMT UNFINISHED	1,414		35.60	50,342
A	BAS	L	BASE AREA	1,414	1800	137.69	194,690
A	USF	L	UPPER STORY FIN	1,414	1800	125.12	176,920
+	OPA	N	OPEN PORCH	110		42.70	4,697

TOTAL RCN 430,394

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE 1996 / 25

COND	22	22 %	
FUNC	10		
ECON	0		
DEPR	32	% GD	68

RCNLD $292,700