

Key: 3015

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.583

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
REIDY KELSEE & METRI ABDALLAH 1052 WASHINGTON ST E BRIDGEWATER, MA 02333				67-40-0				1052 WASHINGTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REIDY KELSEE & METRI ABDA				01/19/2021	QS	440,000	54223-037				
BOUDREAU MICHAEL J & DEBR				07/25/1994	QS	153,000	13039-256				
PRATT RYON T				01/11/1994	H	1	12577-191				

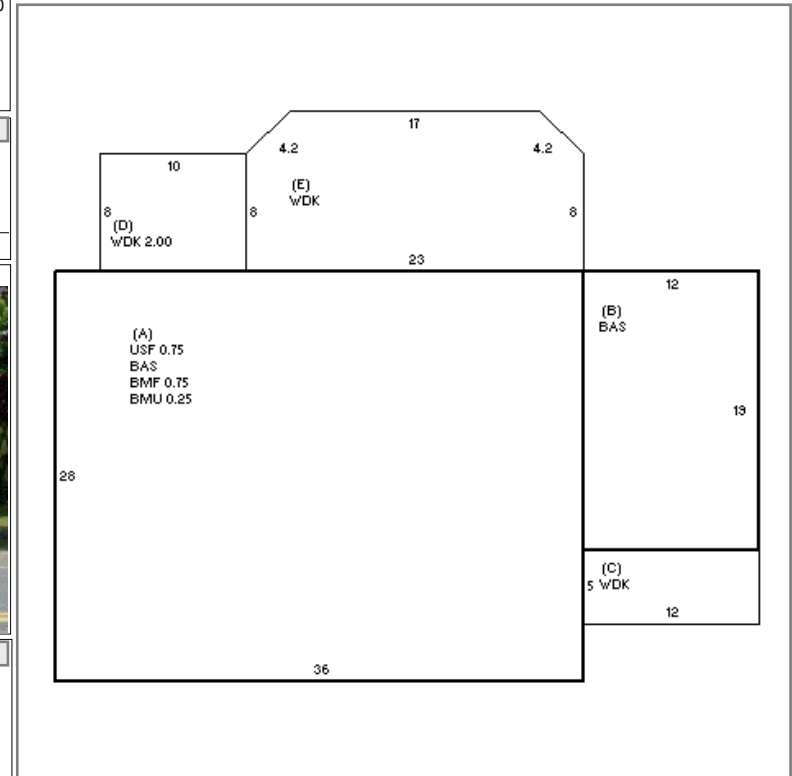
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-170	04/13/2022	3	ALTERATIONS	42,962			0 0
BP-21-163	04/15/2021	6	CYCL GROWTH	1,353	05/27/2021	SD	0 0
	07/25/2013	3	ALTERATIONS		05/17/2021	SLB	100 100
68	06/11/2003	6	CYCL GROWTH		08/13/2013	SLB	0 0
		3	ALTERATIONS		03/25/2004	KB	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	43,560	3	1.00	100	1.00	100	1.00	188,000	1.00	100	3	1.00	188,000
300	A	0.250	3	1.00	100	1.00	100	1.00	5,700	1.00	100	ELP	1.00	1,430

TOTAL	1.250 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	189,400	172,300		
Inf1	FACTOR 100		BUILDING	284,300	265,500		
Inf2	PHY 100		DETACHED	23,800	22,700		
			OTHER	0	0		
			TOTAL	497,500	460,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	20 0.80 EST-24X24		576	51.74	23,800



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2021	SLB
MODEL	1		RESIDENTIAL	LIST	5/17/2021	SLB
STYLE	4	1.00	CAPE [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	406.154
NET AREA	1,992	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	252		38.76	9,767		
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	756		54.51	41,209		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1972	153.88	116,331		
STORIES	1.75		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,236	1972	169.33	209,295		
ROOMS	7		1.00	FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	464		31.60	14,662		
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00	F22	O	FPL 2S 2OP	1		9,341.00	9,341			
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	8		\$5,549	ARPUD	0		1.00										
# UNITS	1		1.00	AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$284,300