Key: 4382

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,780

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KOSLOWSKY GEORGE P JR 3507 MARSHVILLE OLIVE BRNCH RD MARSHVILLE, NC 28103	104-10-0	652 OAK ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KOSLOWSKY GEORGE P JR	10/08/2021	A	1	55818-120
KOSLOWSKY BARBARA A	01/17/1992	A	60,000	10703-140
GRAHAM ARTHUR D & ANNA L	09/21/1948	QS		2017-237

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

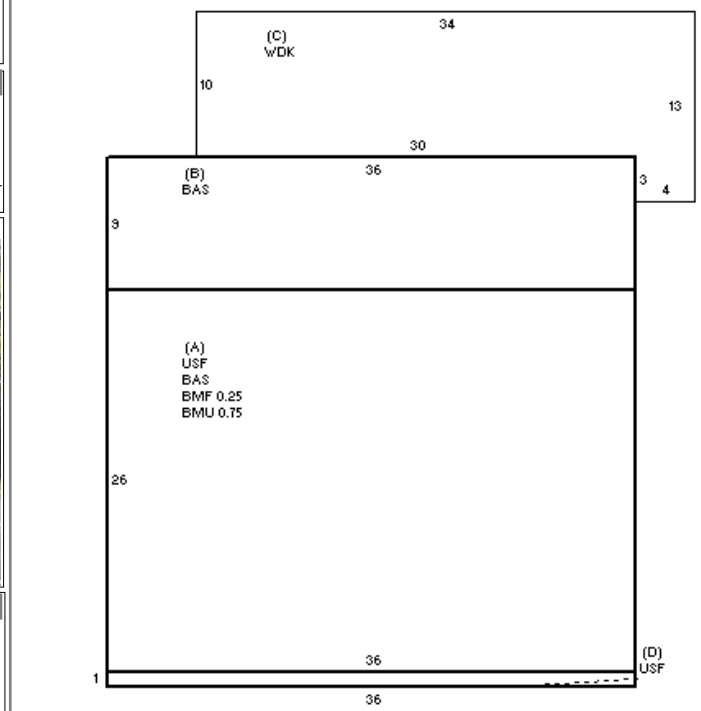
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		10/10/2018	SD	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	3 1.00	100 1.00	100 1.00	188,000	2.52	100 1.00	3 1.00			163,350

TOTAL	15,000 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 2/ T 3576		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	163,400	148,600
BUILDING	291,700	260,000
DETACHED	21,200	20,100
OTHER	0	0
TOTAL	**476,300**	**428,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70			500	53.30	18,700
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 10/18/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/10/2018	SD
LIST	10/10/2018	SD
REVIEW	4/18/2013	ER

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	2,232	DETAIL ADJ	1.065
$NLA(RCN)	$192	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,345
# UNITS	2	1.10

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	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	702		39.63	27,818
A	BMF	N	BSMT FINISH-SEP	234		55.73	13,041
+	BAS	L	BASE AREA	1,260	1880	170.68	215,058
C	WDK	N	WOOD DECK	352		31.60	11,123
+	USF	L	UPPER STORY FIN	972	1880	155.10	150,759
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	428,963
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1970 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$291,700