

Key: 6968

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.145

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION				
KOLANECI ALMIRA S/O ESTEPHANOS MEDHAT & IBRAHI 105 NORTHRIDGE DR E BRIDGEWATER, MA 02333				110-4-22-0				105 NORTHRIDGE DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ESTEPHANOS MEDHAT & IBRAH				04/27/2022	QS	825,000	(133771)					
KOLANECI ALMIRA				08/07/2020	QS	610,000	(130575)					
HUTCHINSON KEVIN R & LAUR				07/06/2011	A	1	(116233)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,127	5	1.00	100	1.00	100	1.00	5	1.20		217,900

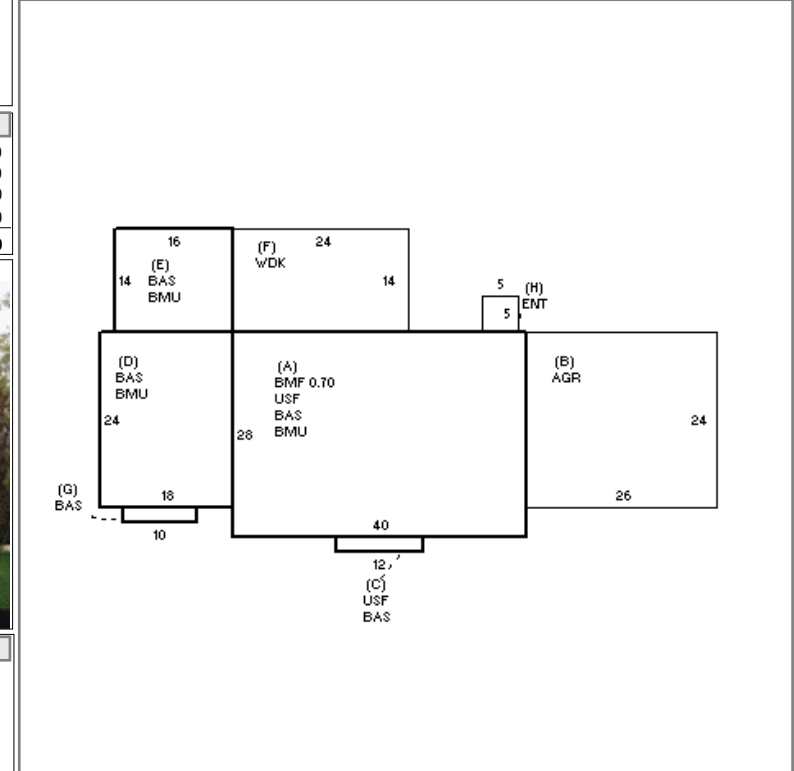
CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1010	100	SINGLE FAMILY		1	1 of 1			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
6			CYCL GROWTH		08/16/2022	SD		0
6			CYCL GROWTH		03/08/2021	SD		0
6			CYCL GROWTH		08/20/2020	SD		0
6			CYCL GROWTH		09/09/2013	LF		0
219	09/28/2009	1	NEW CONST	122,000				0

TOTAL	36,127 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 5	NOTE LOT E PLAN 01-366	LAND		217,900	189,900	
Inf1	FACTOR 100		BUILDING		537,100	480,700	
Inf2	PHY 100		DETACHED		0	0	
			OTHER		0	0	
				TOTAL	755,000	670,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2013	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/10/2013	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	1.000
NET AREA	2,964	DETAIL ADJ	0.978
\$NLA(RCN)	\$204	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	10	\$6,983	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	603,452
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,776		33.70	59,855		
EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,144	2010	138.34	158,258		
ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	784		47.40	37,160		
ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	624		70.03	43,696		
FLOOR COVER	14	COMB	1.00	+	BAS	L	BASE AREA	1,820	2010	152.23	277,063		
INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	336		33.18	11,149		
HEATING/COOLING	9	WARM/COOL AIR	1.03	H	ENT	N	ENCLOSED ENTRY	25		85.18	2,129		
FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		7,160.00	7,160		
ARPUD	0		1.00										
AFFORDABLE	0		1.00										

CONDITION ELEM	CD	TOTAL RCN	603,452
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	2010 / 11		
COND	11 11 %		
FUNC	0		
ECON	0		
DEPR	11 % GD	89	
RCNLD		\$537,100	