Key: 705

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 601

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DURRANI ZAHID & ASMA **158 COMFORT STREET REAR** **BRIDGEWATER, MA 02324**	**13-11-0**	**0 BEDFORD ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DURRANI ZAHID & ASMA	04/03/1987	QS	157,500	7596-215
BERUBE WAYNE A & JOHNSON		QS		7131-173
MULKERN LINDA M		QS		3974-007

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		08/22/2017	SD	0	0
		6	CYCL GROWTH		04/22/2009	SLB	0	0
474	11/13/2008	2	ADDITIONS	130,000	04/22/2009	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	7	1.00	100	1.00	100	1.00	178,600	1.00	100	1.00	7	0.95			178,600
300	A	0.070	7	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			400

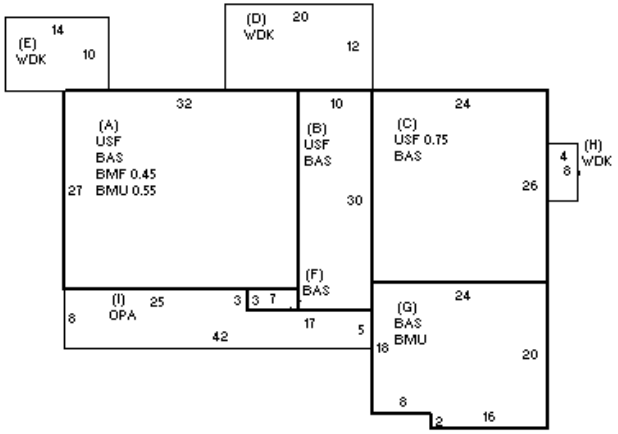
TOTAL	1.070 Acres	ZONING		FRNT	0
Ngh	RES 7	NOTE	frontage in bridgewater - address by bridgewater		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	179,000	162,800
BUILDING	529,500	472,100
DETACHED	11,500	10,800
OTHER	0	0
TOTAL	**720,000**	**645,700**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60			200	20.44	2,500
GHP	A	1.00	30	0.70	49X26		1,274	10.05	9,000

PHOTO 08/23/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	G	1.15	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/22/2017	SD
LIST		
REVIEW	3/20/2013	ER

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	3,905	DETAIL ADJ	0.969
$NLA(RCN)	$181	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	11	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	$9,093
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	939		41.54	39,007
A	BMF	N	BSMT FINISH-SEP	389		58.42	22,726
+	USF	L	UPPER STORY FIN	1,632	1974	141.12	230,311
+	BAS	L	BASE AREA	2,273	1974	155.30	352,988
+	WDK	N	WOOD DECK	412		36.34	14,972
I	OPA	N	OPEN PORCH	285		49.11	13,996
	BMG	O	BSMT GARAGE	3		2,372.47	7,117
	F21	O	FPL 2S 1OP	1		7,841.90	7,842
	SNA	O	SAUNA	1		7,996.00	7,996

TOTAL RCN	706,047
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	$529,500