Key: 1705

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,447

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN RICHARD D & ROSEMARIE 55 PARK AV E. BRIDGEWATER, MA 02333	43-6-0	55 PARK AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN RICHARD D & ROSEMARI	08/28/2002	QS	238,900	22721-331
GHELFI CHARLES T & SHANNO	12/26/2001	A	1	21215-172
GHELFI CHARLES T & SHANNO	12/14/2000	QS	185,000	19176-134

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		10/04/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,750	3 1.00	100 1.00	100 1.00	188,000	2.06	100 1.00	3 1.00			166,590

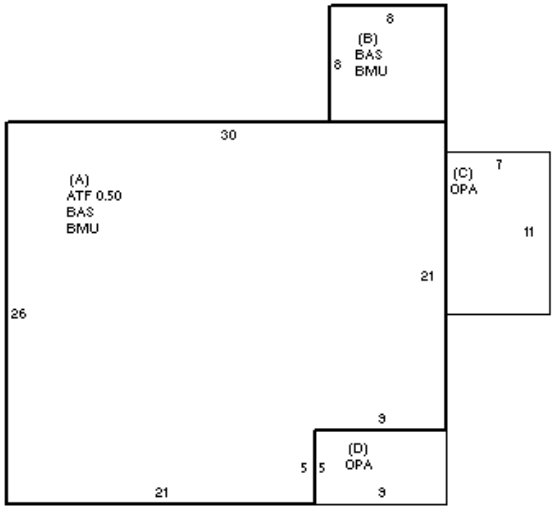
TOTAL	18,731 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	166,600	151,500
BUILDING	117,600	115,600
DETACHED	13,100	12,500
OTHER	0	0
TOTAL	**297,300**	**279,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	20 0.80			252	64.84	13,100

PHOTO 10/04/2013



BLDG COMMENTS

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	10/4/2013	LF
LIST		
REVIEW	3/27/2013	ER

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,167	DETAIL ADJ	0.918
$NLA(RCN)	$202	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,873
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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
+	BMU	N	BSMT UNFINISHED	799		41.67	33,298
+	BAS	L	BASE AREA	799	1925	187.90	150,133
A	ATF	L	ATTIC FINISH	368	1925	121.56	44,735
+	OPA	N	OPEN PORCH	122		42.70	5,209

TOTAL RCN 235,248

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1958 / 63

COND	50	50 %	
FUNC	0		
ECON	0		
DEPR	50	% GD	50

RCNLD $117,600