

Key: 299

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 258

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
MANGANIello PAUL FRANCIS & NICHOLAS ROBERT 26 LORING RD E BRIDGEWATER, MA 02333				5-176-0				26 LORING RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				MANGANIello PAUL FRANCIS				09/28/2021	A			55739-165	
MANGANIello BARBARA HEIRS				08/20/1964	QS			3135-254					

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	%
79	06/24/2003	6	CYCL GROWTH		08/06/2013	LF	0	0
		6	CYCL GROWTH		09/25/2007	SLB	100	100
		3	ALTERATIONS	16,506	03/03/2004	KB	100	100

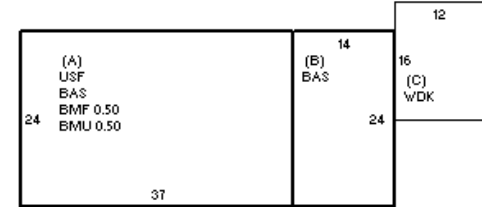
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,000	2	1.00	100	1.00	100	1.00	178,600	1.94	100	1.00	2	0.95			159,280

TOTAL	20,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	NOTE C/W 177-183/ T 8120	LAND	159,300	144,900		
Infl1	FACTOR 100		BUILDING	275,400	245,100		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	437,200	392,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	40 0.60		200	20.44	2,500	08/08/2013



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/6/2013	LF
MODEL	1		RESIDENTIAL	LIST	3/3/2004	EST
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,204	
NET AREA	2,112	DETAIL ADJ	0.950	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	444		40.25	17,872	CONDITION ELEM	CD	
\$NLA(RCN)	\$174	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	444		56.61	25,134	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	888	1964	140.61	124,862	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,224	1964	154.73	189,393	KITCHEN		
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	192		31.60	6,067	BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	3	ELECTRIC	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1989 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$275,400