Key: 3193

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,728

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PUKT CHRISTOPHER RYAN &	71-55-0	62 OLD BEDFORD RD
S/O TONER MARGARET C		
62 OLD BEDFORD ST		
E BRIDGEWATER, MA 02333		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TONER MARGARET C	01/21/2022	A	1	56343-077
PUKT CHRISTOPHER RYAN &	08/06/2012	QS	237,900	41754-160
LEACH DONNA M	11/18/1998	QS	1	16830-032

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		09/26/2013	PW	0	0
	11/19/2012	6	CYCL GROWTH		11/19/2012	LFF	0	0
697	02/17/2011	3	ALTERATIONS	2,500			0	0
510	05/06/2004	7	DETACHED BLD	19,000			100	100
452	04/12/2004	7	DETACHED BLD	2,408			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3 1.00	100 1.00	100 1.00	169,200	1.00	90 0.90	3 1.00			169,200

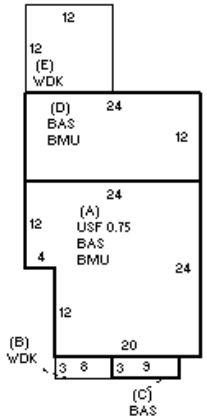
TOTAL	43,560 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	Commercial influence 10% obs		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	169,200	153,900
BUILDING	148,800	143,100
DETACHED	19,900	18,900
OTHER	0	0
TOTAL	**337,900**	**315,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90		2004	324	59.66	17,400
SHF	A 1.00	40 0.60		2004	200	20.44	2,500

PHOTO 07/16/2014



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	9/26/2013	PW
LIST		
REVIEW	4/8/2013	ER

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,239	DETAIL ADJ	0.918
$NLA(RCN)	$211	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	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	5	BRICK/STONE	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	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	816		41.36	33,752
A	USF	L	UPPER STORY FIN	396	1920	166.24	65,833
+	WDK	N	WOOD DECK	168		31.60	5,309
+	BAS	L	BASE AREA	843	1920	182.94	154,221

TOTAL RCN	260,988
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1963 / 58	
COND	43	43 %
FUNC	0	
ECON	0	
DEPR	43	% GD 57
RCNLD		$148,800