Key: 3214

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,749

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HARDING TYRONE W TR WRENTY REALTY TRUST 22 WATER ST E BRIDGEWATER, MA 02333	71-80-0	22 WATER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARDING TYRONE W TR	01/14/2014	A	1	44003-226
CHRZANOWSKI CAROL A	09/09/2013	A	1	43584-175
ORTENZI ARMAND J	08/06/1999	N	100,000	17744-059

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

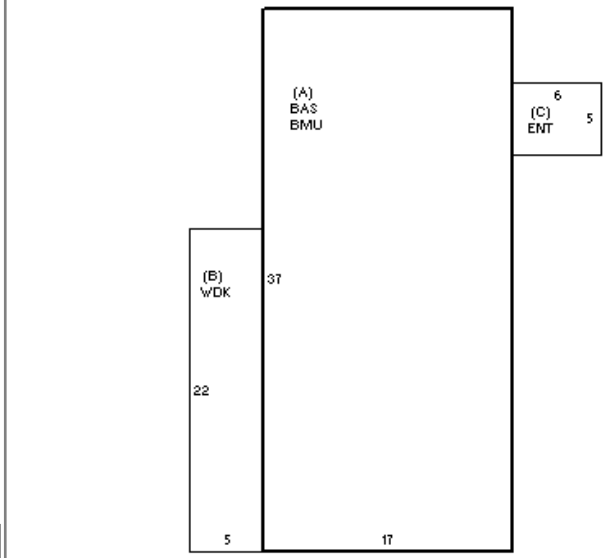
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		05/23/2017	SD	0	0
		5	SPLIT/SUB		02/09/2012		0	0
		6	CYCL GROWTH		05/08/2008		0	0
		6	CYCL GROWTH		01/01/2008		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,592	3 1.00	100 1.00	100 1.00	188,000	2.18	100 1.00	3 1.00			165,580

TOTAL	17,592 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	C/W 81		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	165,600	150,600
BUILDING	84,800	82,500
DETACHED	0	0
OTHER	0	0
TOTAL	**250,400**	**233,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/24/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/23/2017	SD
LIST		
REVIEW	4/8/2013	ER

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	629	DETAIL ADJ	1.100
$NLA(RCN)	$375	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,488
# UNITS	2	1.10

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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	629		45.42	28,571
A	BAS	L	BASE AREA	629	1967	312.72	196,703
B	WDK	N	WOOD DECK	110		31.60	3,476
C	ENT	N	ENCLOSED ENTRY	30		81.10	2,433

TOTAL RCN 235,671

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1951 / 70

COND	64	64 %	
FUNC	0		
ECON	0		
DEPR	64	% GD	36

RCNLD $84,800