

Key: 512

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 452

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GOURDIN MICHAEL W S/O 19 BRYANT ROAD REALTY TRUS 19 BRYANT RD E BRIDGEWATER, MA 02333				8-718-0				19 BRYANT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
19 BRYANT ROAD REALTY TRU				03/29/2022	A	1	56619-128				
GOURDIN MICHAEL W				05/01/2001	A	1	19757-346				
NICKERSON MARJORIE				10/08/1997	N	72,000	15545-339				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	BY	1st	%
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
445	03/22/2002	6	CYCL GROWTH		09/24/2015	SD	0	0
		6	CYCL GROWTH		05/14/2013	LF	0	0
		6	CYCL GROWTH		10/25/2007		0	0
		2	ADDITIONS		04/10/2003	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,445	2	1.00	100	1.00	100	1.00	2	0.95		147,350

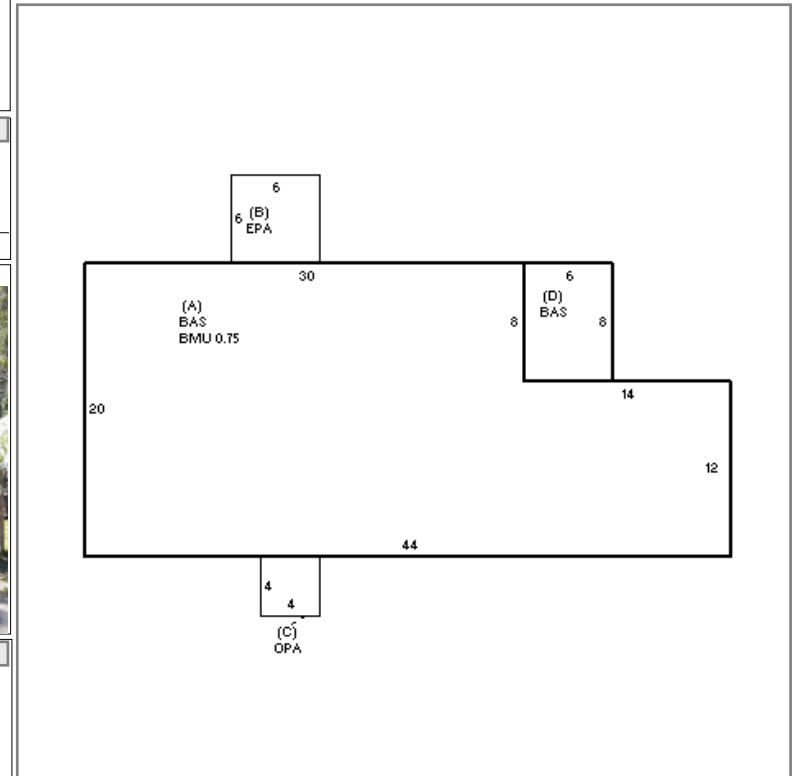
TOTAL	5,445 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 2	N O T E  C/W 719	LAND	147,400	134,000		
Infl1	FACTOR 100		BUILDING	174,200	162,400		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			<b>TOTAL</b>	<b>324,100</b>	<b>298,700</b>		

DETACHED

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

PHOTO 09/25/2015

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2015	SD
MODEL	1		RESIDENTIAL	LIST	4/10/2003	KB
STYLE	1	1.00	RANCH [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	232,221	
NET AREA	816	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		47.05	27,103	CONDITION ELEM	CD	
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	EPA	N	ENCLOSED PORCH	36		74.39	2,678	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	16		42.69	683	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	816	1953	244.75	199,717	KITCHEN		
				FLOOR COVER	99	N/A	1.00									BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	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	\$174,200