Key: **526**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 464

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOWNHOUSE HOLDINGS LLC **165 HANCOCK ST** **BRAINTREE, MA 02184**	**8-758-0**	**24 BRYANT RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOWNHOUSE HOLDINGS LLC	09/14/2012	B	1	41945-021
WIN-WIN PROPERTIES LLC	07/30/2012	S	83,000	41716-054
HOUSEHOLD FINANCE CORP II	07/01/2011	L	181,021	40087-40

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

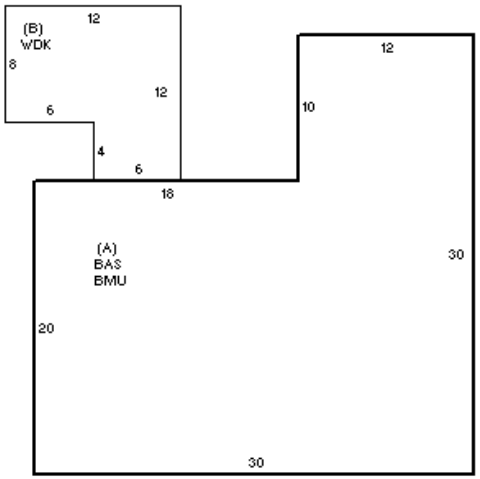
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/24/2015	SD	0	0
	09/17/2012	6	CYCL GROWTH		09/17/2012		0	0
		6	CYCL GROWTH		10/25/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,175	2 1.00	100 1.00	100 1.00	178,600	5.84	100 1.00	2 0.95			147,940

TOTAL	6,175 SF	ZONING		FRNT	0
Ngh	RES 2	NOTE	C/W 759 & PRT 757		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	147,900	134,600
BUILDING	167,700	154,300
DETACHED	0	0
OTHER	0	0
TOTAL	**315,600**	**288,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/24/2015

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	9/24/2015	SD
LIST		
REVIEW	3/19/2013	ER

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	720	DETAIL ADJ	1.020
$NLA(RCN)	$319	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# 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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	720		43.17	31,080
A	BAS	L	BASE AREA	720	1951	267.77	192,794
B	WDK	N	WOOD DECK	120		31.60	3,792

TOTAL RCN 229,747

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1980 / 41

COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73

RCNLD $167,700