Key: 527 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 465

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOWNHOUSE HOLDINGS LLC **165 HANCOCK ST** **BRAINTREE, MA 02184**	**8-760-0**	**18 BRYANT RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOWNHOUSE HOLDINGS LLC	09/14/2012	B	1	41945-019
WIN WIN PROPERTIES LLC	03/07/2012	H	13,000	41069-55
DAVIS THELMA I &	08/01/1988	A	100	8616-156

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

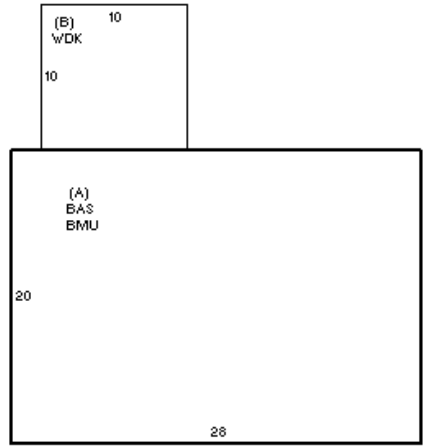
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		09/24/2015	SD	0	0
1117	03/15/2012	3	ALTERATIONS	8,000	04/10/2012	SLB	100	100
		6	CYCL GROWTH		10/25/2007		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,445	2 1.00	100 1.00	100 1.00	178,600	6.60	100 1.00	2 0.95			147,350

TOTAL	5,445 SF
ZONING	
FRNT	0
Ngh	RES 2
Infl1	FACTOR 100
Infl2	PHY 100
NOTE	C/W 761

ASSESSED	CURRENT	PREVIOUS
LAND	147,400	134,000
BUILDING	94,200	93,800
DETACHED	0	0
OTHER	0	0
TOTAL	**241,600**	**227,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/25/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	1.05	COTT/BUNGALOW [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	560	DETAIL ADJ	0.945
$NLA(RCN)	$337	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	$1,928
# 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	13	NONE	0.90
FUEL SOURCE	8	NONE	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	560		47.57	26,641
A	BAS	L	BASE AREA	560	1951	279.85	156,717
B	WDK	N	WOOD DECK	100		31.60	3,160

TOTAL RCN	188,446

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63		
COND	50	50 %	
FUNC	0		
ECON	0		
DEPR	50	% GD	50
RCNLD			$94,200