

Key: 6482

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.821

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN JOSEPH P & RYAN BARRY D 6 WINTERFIELD DR E BRIDGEWATER, MA 02333				127-7-02-0				6 WINTERFIELD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN JOSEPH P & RYAN BARR				01/07/2020	A	375,000	52197-029				
RYAN MARCI I				06/21/2005	A	100	30753-274				
TANZER MARCI I & JUDITH				11/14/1997	D	170,600	15648-313				

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	%
541	05/16/2006	6	CYCL GROWTH		05/09/2017	SD	0	0
		6	CYCL GROWTH		06/09/2009		0	0
		6	CYCL GROWTH		04/23/2008		0	0
		2	ADDITIONS				0	0
		99	OTHER				0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	4	1.00	100	1.00	100	1.00	4	1.20		225,600
300	A	0.560	4	1.00	100	1.00	100	1.00	ELP	1.00		3,190

DETACHED

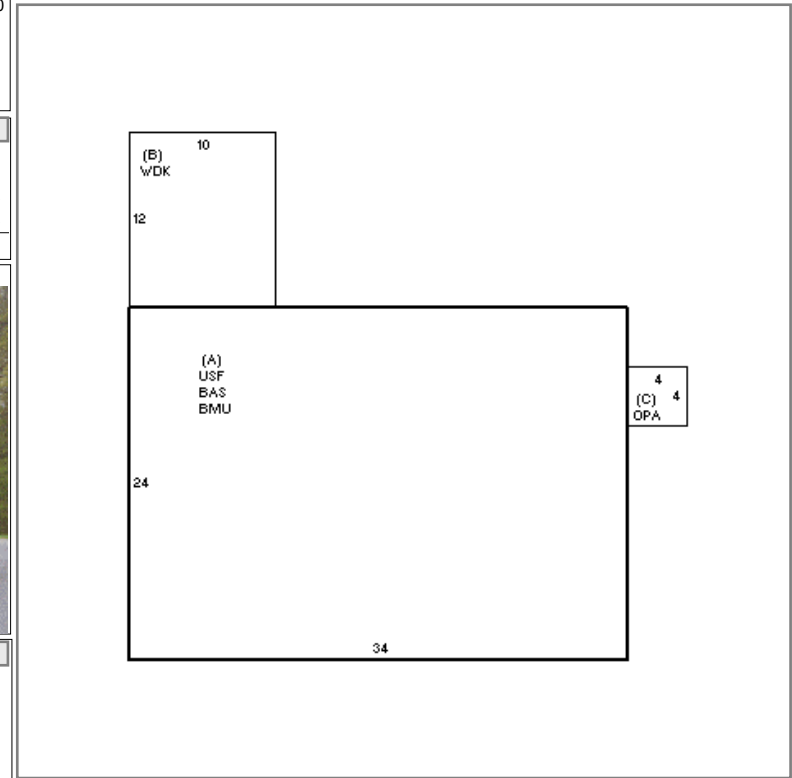
TOTAL	1.560 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4		NOTE			LAND	228,800	191,000
Infl1	FACTOR 100			BUILDING	243,900	214,200		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	472,700	405,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/12/2017



BUILDING	CD	ADJ	DESC	MEASURE	5/9/2017	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	5/2/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	312,740
NET AREA	1,632	DETAIL ADJ	0.978	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		41.36	33,752		
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1997	174.12	142,078		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	816	1997	158.22	129,110		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	120		31.60	3,792		
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	16		42.69	683		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF. YR/AGE	1997 / 24	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	\$243,900	