

Key: 2507

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.158

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NYLEN LAURA L TR J & B ARINELLA TRUST 83 UNION ST E BRIDGEWATER, MA 02333				61-45-0				83 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
NYLEN LAURA L TR				10/22/2013	A	1 43740-296					
ARINELLA JOHN J JR & BREN				05/24/2013	A	100 43107-268					
ARINELLA JOHN J JR, BREND				11/22/2006	A	100 33716-150					

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	%
509	05/04/2006	6	CYCL GROWTH		10/20/2017	SD	0	0
		6	CYCL GROWTH		07/22/2014	LF	0	0
		3	ALTERATIONS	4,000	06/05/2006	SLB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,570 3	1.00	100	1.00	188,000	3.84	100	1.00	3	1.00	158,660

TOTAL	9,583 SF	ZONING	NOTED	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3					LAND 158,700	158,700	144,300
Inf1	FACTOR 100					BUILDING 340,200	340,200	322,100
Inf2	PHY 100					DETACHED 2,500	2,500	2,300
						OTHER 0	0	0
						TOTAL 501,400	501,400	468,700

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2017	SD
MODEL	1		RESIDENTIAL	LIST	6/5/2006	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,700	DETAIL ADJ	1.009	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,056		38.27	40,417
\$NLA(RCN)	\$173	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,086	1900	139.12	151,085
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	528		30.30	15,998
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,614	1900	153.09	247,093
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	192		31.60	6,067
				INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	30		42.70	1,281
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	466.058
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	\$340,200

