

Key: 2551

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.179

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
8 UNION STREET REALTY TRUST MACY CHARLES L & CHARLES L JR 58 WASHINGTON ST E BRIDGEWATER, MA 02333				61-62-0				8 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
8 UNION STREET REALTY TRU				05/21/2020	U	225,000	52878-216				
MCAULIFFE PAUL W				06/18/2004	A	1	28465-344				
QUIGLEY WALTER T				09/24/1959	QS		2729-442				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1050	100	THREE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-66	02/18/2020	99	OTHER		01/14/2021	SD	0	0
		3	ALTERATIONS	150,275	02/17/2021	SLB	80	0
		6	CYCL GROWTH		05/01/2019	SD	0	0
		51	FIELD REVIEW		09/16/2013	LF	0	0
26	05/06/2005	3	ALTERATIONS	12,000			100	100

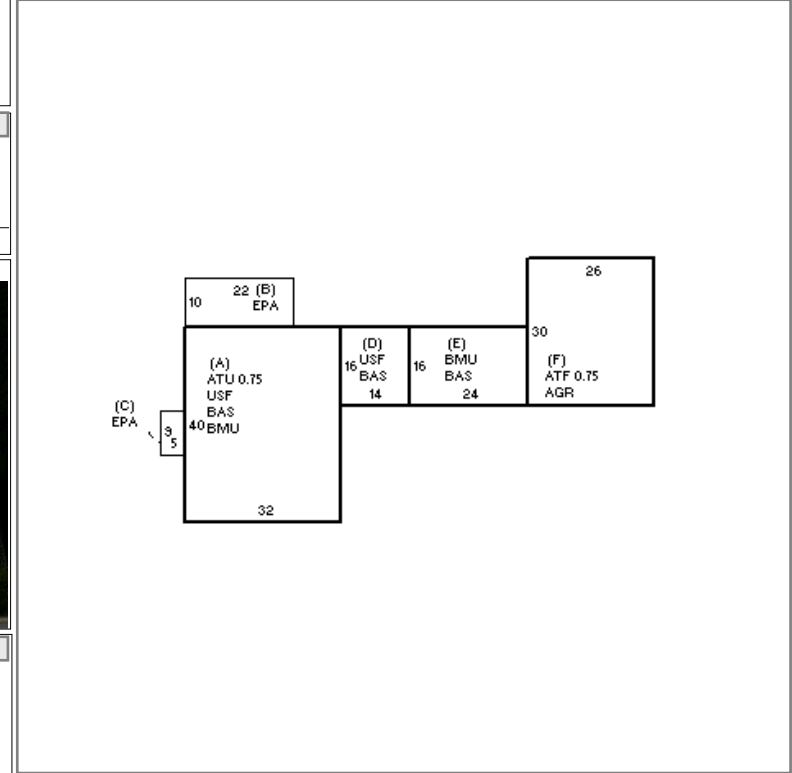
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	41,400 3	1.00	100	1.00	188,000	1.04	100	1.00	3	1.00	186,130

TOTAL	41,400 SF	ZONING	RES 3	FRNT	0	ASSESSED	186,100	CURRENT	533,300	PREVIOUS	169,300
Ngh	RES 3	N O T E	T 5916	LAND	186,100	169,300					
Infl1	FACTOR 100		BUILDING	533,300	521,200						
Infl2	PHY 100		DETACHED	5,000	4,700						
			OTHER	0	0						
				TOTAL	724,400	695,200					

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1995	200	20.44	2,500
IPV	A	1.00	80 0.20		648	19.48	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/17/2021	SLB
MODEL	1		RESIDENTIAL	LIST	2/17/2021	SLB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/3/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
01/14/2021 Added 1 bath after confirming subject is legal 3 family.

INDING

YEAR BLT	1770	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	701,709
NET AREA	3,977	DETAIL ADJ	1.055	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,664		34.42	57,279	CONDITION ELEM	CD
\$NLA(RCN)	\$176	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,504	1770	133.10	200,189	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	960	30.30	29,088	INTERIOR	A
STORIES	2.25	1.00	ROOF COVER	1	ASP SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	265		74.40	19,716	KITCHEN	G	
ROOMS	13	1.00	FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,888	1770	146.47	276,542	BATHS	G	
BEDROOMS	8	1.00	INT FINISH	99	N/A	1.00	F	AGR	N	ATT GARAGE	780		63.88	49,828	HEAT	U	
BATHROOMS	4	1.00	HEATING/COOLING	3	RADIANT	1.02	F	ATF	L	ATTIC FINISH	585	1770	94.76	55,436	ELECT	U	
# 1/2 BATHS	2	1.00	FUEL SOURCE	99	N/A	1.00											
TOT FIXTURES	19	\$13,631	ARPUD	0		1.00											
# UNITS	3	1.15	AFFORDABLE	0		1.00											
																EFF.YR/AGE	1990 / 31
																COND	24 24 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$533,300