

Key: 2577

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.201

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
20 WEST UNION ST REALTY TRUST LORGE BERNARD L & ANNE E TR 59 HICKORY LN HANOVER, MA 02339				61-90-0				20 W UNION ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
20 WEST UNION ST REALTY T				05/09/2016	M	246,000	46900-073					
BRADSHAW DOUGLAS & NADINE				08/15/1997	QS	147,500	15403-350					
BRADSHAW DOUGLAS & NADINE				08/14/1997	QS	147,500	15403-350					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	55	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2601	10/16/2015	60	SITE INSPECT		12/20/2017	RJM	100	100
	08/04/2015	6	CYCL GROWTH			SD	100	100
		3	ALTERATIONS				100	100
376	12/12/2005	6	CYCL GROWTH		07/23/2013	DF	100	100
		3	ALTERATIONS	11,750			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	8,168 C4	1.00	100	1.00	211,470	3.76	100	1.00	C4	1.05	148,980

TOTAL	8,168 SF	ZONING	C4	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	NOTE	LAND	149,000	144,000			
Infl1	FACTOR 100		BUILDING	223,700	216,600			
Infl2	PHY 100		DETACHED	3,300	3,200			
			OTHER	0	0			
			TOTAL	376,000	363,800			

DETACHED

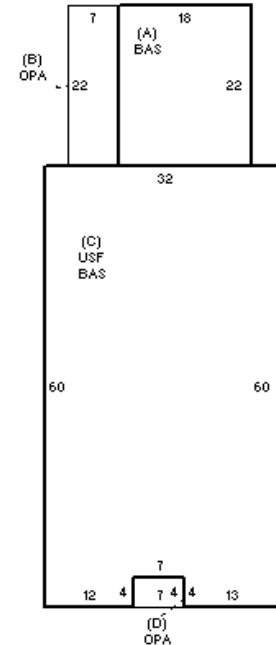
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		3,000	3.70	3,300



BLDG COMMENTS	BAS=VACANT 12-17
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/22/2017	RJM
MODEL	5		CIM-5	LIST	1/3/2018	RJM
STYLE	20	0.92	OFFICE BUILDING [45%]	REVIEW	1/12/2018	RJM
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	4,180	DETAIL ADJ	0.905
\$NLA(RCN)	\$89	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	100	1.00
% HEATED	100	100	1.00
% AIR COND	100	100	1.03
% SPRINKLER	0	100	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	396	1961	88.47	35,035
+	OPA	N	OPEN PORCH	182		16.73	3,045
C	BAS	L	BASE AREA	1,892	1961	88.47	167,392
C	USF	L	UP-STRY FIN	1,892	1961	88.47	167,392

TOTAL RCN	372,864
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	F
EFF.YR/AGE	1972 / 49
COND	40 40 %
FUNC	0
ECON	0
DEPR	40 % GD 60
RCNLD	\$223,700