Key: **2585**

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,209

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BAIROS INEZ B S/O 17-25 WEST UNION STREET LL 1 PLAIN ST W BRIDGEWATER, MA 02379	61-98-0	17 W UNION ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
17-25 WEST UNION STREET L	07/21/2022	A	1	57048-202
BAIROS INEZ B	01/07/2000	A	102,666	18196-065
FIGUEIREDO FRANCISCO C &	08/01/1969	QS		3541-119

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1110	100	4 TO 8 UNITS		1	1 of 1

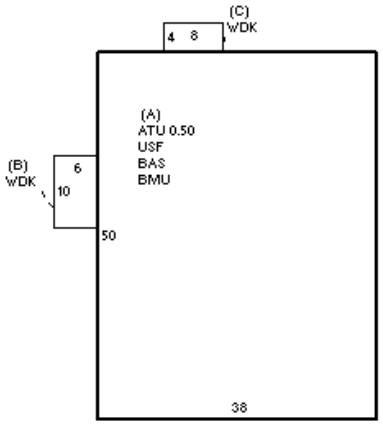
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		12/13/2017	RJM	100	100
		6	CYCL GROWTH		07/23/2013	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,627	3 1.00	100 1.00	100 1.00	188,000	3.82	100 1.00	3 1.00			158,710

TOTAL	9,627 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	158,700	144,400
BUILDING	316,000	305,900
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**475,800**	**451,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	8X11		88	20.44	1,100

PHOTO 12/13/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	13	0.85	APARTMENTS [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/13/2017	RJM
LIST	12/13/2017	RJM
REVIEW	1/2/2018	RJM

YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	3,800	DETAIL ADJ	0.823
$NLA(RCN)	$136	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,900		23.90	45,410
A	BAS	L	BASE AREA	1,900	1870	117.63	223,506
A	USF	L	UP-STRY FIN	1,900	1870	117.63	223,506
A	ATU	N	ATTIC UNF	950		25.10	23,845
+	WDK	N	WOOD DECK	92		18.90	1,739

TOTAL RCN 518,006

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE 1973 / 48

COND	39	39 %	
FUNC	0		
ECON	0		
DEPR	39	% GD	61

RCNLD $316,000