

Key: 2631

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.245

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
147 UNION ST REAL ESTATE TRUST KEAN CARYN L PO Box 246 E BRIDGEWATER, MA 02333				61-151-0				147 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
147 UNION ST REAL ESTATE				11/10/2014	A	10 44931-134					
DWYER LINDA J, KEAN CARYN				11/10/2014	A	44931-126					
ORTENZI A & SYLVIA M HEIR				05/19/1966	QS	3295-018					

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	%
22-314	07/05/2022	2	ADDITIONS	4,000				0 0
2221		61	SITE VISIT		12/13/2017	RJM	100	100
		3	ALTERATIONS		10/01/2014		100	100
		6	CYCL GROWTH		07/23/2013	DF	100	100
554	06/06/2006	3	ALTERATIONS	9,800	07/19/2007		100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,920 3	1.00	100	1.00	188,000	1.49	100	1.00	3	1.00	173,640

TOTAL	26,920 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE (keep PO for mailing address)...	LAND	173,600	157,900		
Inf1	FACTOR 100		BUILDING	344,900	328,500		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
			TOTAL	520,200	488,000		

DETACHED

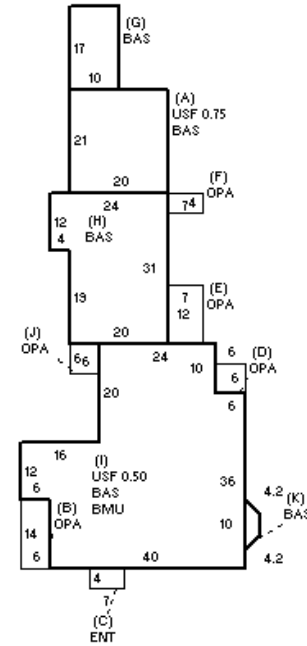
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	10X12		120	20.44	1,700



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	RJM
MODEL	5		CIM-5	LIST	12/13/2017	RJM
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	1/2/2018	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1870	SIZE ADJ	1.000
NET AREA	4,072	DETAIL ADJ	0.815
\$NLA(RCN)	\$132	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	2,931	1870	120.30	352,595
EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	1,141	1870	120.30	137,261
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	268		25.09	6,725
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	ENT	N	ENCL ENTRY	28		29.07	814
FLOOR COVER	3	W/W CARPET	1.00	I	BMU	N	BSMT UNF	1,652		25.10	41,457
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	4	STEAM	1.01								
FUEL SOURCE	2	GAS	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	538,852
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	
EFF.YR/AGE	1976 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$344,900