Key: 2647

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,258

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VELLA JOHN JR & CHRISTINA 160 W UNION ST E BRIDGEWATER, MA 02333	62-12-0	160 W UNION ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VELLA JOHN JR & CHRISTINA	02/16/2018	QS	376,500	49512-022
ARA REALTY TRUST	09/01/2017	R	225,000	48879-221
PARTNERS CHOICE PROPERTIE	07/24/2017	N	210,000	48702-260

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		07/16/2019	PW	0	0
		99	OTHER		05/14/2018	SD	0	0
3377	08/30/2017	3	ALTERATIONS	26,700	05/14/2018	SLB	100	100
2017-0088	08/03/2017	3	ALTERATIONS	3,400			0	0
		6	CYCL GROWTH		07/09/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,150	3 1.00	100 1.00	100 1.00	188,000	2.12	100 1.00	3 1.00			166,070

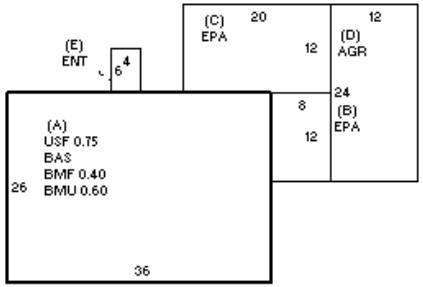
TOTAL	18,150 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	166,100	151,100
BUILDING	292,500	253,300
DETACHED	11,300	10,700
OTHER	0	0
TOTAL	**469,900**	**415,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60			200	20.44	2,500
IPV	A 1.00	30 0.70			648	19.44	8,800

PHOTO 05/14/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/14/2018	SD
LIST	6/1/2005	EST
REVIEW	4/3/2013	ER

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,638	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,080
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	562		39.63	22,271
A	BMF	N	BSMT FINISH-SEP	374		55.73	20,843
A	BAS	L	BASE AREA	936	1950	177.86	166,475
A	USF	L	UPPER STORY FIN	702	1950	161.62	113,460
+	EPA	N	ENCLOSED PORCH	336		74.40	24,998
D	AGR	N	ATT GARAGE	288		83.12	23,938
E	ENT	N	ENCLOSED ENTRY	24		81.08	1,946
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	384,830
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1990 / 31
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	$292,500