

Key: 2678

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.286

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VARA GROUP INVESTMENTS INC 105 EAST ST BRIDGEWATER, MA 02324				62-47-0				235-8237 W UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VARA GROUP INVESTMENTS IN				07/14/2020	A	1 53073-331					
DAYNES PAUL				09/23/1994	QS	147,500 13162-073					
BENTLEY DAVID O & SHERRYL				04/18/1978	QS	4435-267					

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	%
		6	CYCL GROWTH		02/28/2020	SLB	100	100

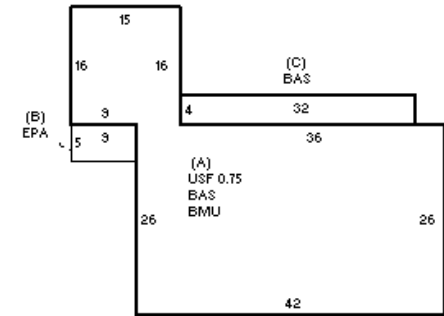
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,480 3	1.00	100	1.00	188,000	1.82	100	1.00	3	1.00	168,940

TOTAL	21,480 SF	ZONING	NOTED	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTED	LAND	168,900	153,700			
Infl1	FACTOR 100		BUILDING	160,900	167,200			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>329,800</b>	<b>320,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								02/27/2020
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/28/2020	SLB
MODEL	1		RESIDENTIAL	LIST	2/28/2020	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%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	446,907
NET AREA	2,459	DETAIL ADJ	1.055	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,332		36.09	48,069	CONDITION ELEM	CD
\$NLA(RCN)	\$182	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	999	1880	149.30	149,155	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	45		74.40	3,348	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,460	1880	164.30	239,878	KITCHEN	
				FLOOR COVER	99	N/A	1.00									BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1951 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$160,900