

Key: 3200

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.735

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MERKEL ROBERT J JR & DIANE M MERKEL NOMINEE TRUST 170 UNION ST E BRIDGEWATER, MA 02333				71-64-0				170 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MERKEL ROBERT J JR & DIAN				09/12/2002	A	1 22838-176					
MERKEL ROBERT J JR & DIAN				09/12/2002	A	1 22838-168					
MERKEL ROBERT J & FRANCES				12/17/1993	A	57,200 12501-206					

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	%
803	07/31/2013	6	CYCL GROWTH		08/13/2013	SLB	0	0
128	05/26/2011	3	ALTERATIONS	2,800			0	0
	07/16/2003	3	ALTERATIONS	1,000	06/18/2004	SLB	100	100

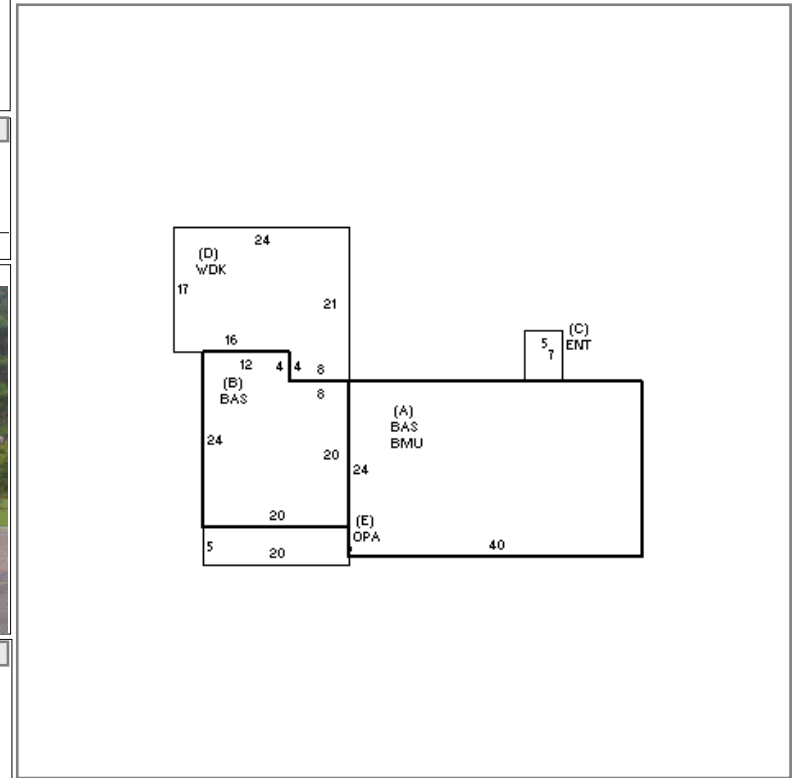
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	26,820 3	1.00	100	1.00	100	1.00	188,000	1.50	100	1.00	3	1.00		173,560

TOTAL	26,833 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE	LAND	173,600	157,900		
Inf1	FACTOR 100		BUILDING	193,000	180,700		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	369,100	340,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60			200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	8/13/2013	SLB
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,408	DETAIL ADJ	1.040
\$NLA(RCN)	\$240	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,536
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	11	HW/COOL AIR	1.04
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	960		39.31	37,742
+	BAS	L	BASE AREA	1,408	1957	196.21	276,257
C	ENT	N	ENCLOSED ENTRY	35		81.11	2,839
D	WDK	N	WOOD DECK	440		31.60	13,904
E	OPA	N	OPEN PORCH	100		42.70	4,270

TOTAL RCN	338,548
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1963 / 58
COND	43 43 %
FUNC	0
ECON	0
DEPR	43 % GD 57
RCNLD	\$193,000