

Key: 3213

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.748

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BERRY UNION TRUST BERRY ROBERT A & YVONNE 246 UNION ST E BRIDGEWATER, MA 02333				71-78-0				246 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BERRY UNION TRUST				06/06/2018	F	100	49888-122				
BERRY UNION TRUST				11/01/2017	F	100	49131-265				
BERRY UNION TRUST				06/15/2017	A	100	48542-174				

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	%
SS18-06	09/15/2017	5	SPLIT/SUB		09/15/2017		100	100
		5	SPLIT/SUB		01/25/2017	SLB	100	100
		6	CYCL GROWTH		03/14/2013		0	0
	03/30/2005	3	ALTERATIONS		06/06/2006	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	3	1.00		188,000
300	A	1,558	3	1.00	100	5,700	1.00	100	ELP	1.00		8,880

DETACHED

TOTAL	2.558 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		NOTE T 10918. plan 16-91 subdivided into 2 lots			LAND	196,900	179,100
Inf1	FACTOR 100			BUILDING	118,800	113,700		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	315,700	292,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/14/2013



BUILDING	CD	ADJ	DESC	MEASURE	9/15/2017	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%]			

BUILDING

YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	237,648
NET AREA	936	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	234		52.05	12,180		
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	936	1946	232.23	217,370		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		6,017.00	6,017		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

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(A)
BAS
BMU 0.25

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CAPACITY	UNITS	ADJ	EXTERIOR	INTERIOR	KITCHEN	BATHS	HEAT	ELECT
STORIES	1	1.00						
ROOMS	4	1.00						
BEDROOMS	2	1.00						
BATHROOMS	1	1.00						
# 1/2 BATHS	0	1.00						
TOT FIXTURES	3	\$2,081						
# UNITS	1	1.00						

RCNLD	\$118,800
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50