Key: 3229

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,762

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EAST BRIDGEWATER **COMMERCIAL CLUB** **PO BOX 399** **E BRIDGEWATER, MA 02333**	**72-4-0**	**1 NIELSEN AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EAST BRIDGEWATER	12/29/1960	QS		2825-042

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3530	**100**	**FRATERNAL ORG**		**1**	**1 of 1**

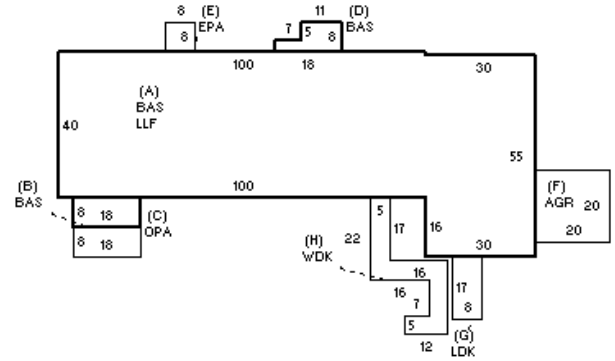
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-262	05/27/2022	3	ALTERATIONS				0	0
BP-21-352	07/20/2021	3	ALTERATIONS	1	08/04/2021	PJK	0	100
BP-19-313	09/05/2019	3	ALTERATIONS	1	07/27/2020	KT	100	100
BP-18-209	08/30/2018	3	ALTERATIONS		07/27/2020	KT	100	100
		6	CYCL GROWTH		01/03/2018	RJM	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	1.00	C2	0.90			181,260
203	A	2.000	C2	1.00	100	1.00	100	1.00	53,910	1.00	100	1.00	C2	0.90			107,820
303	A	15.644	C2	1.00	100	1.00	100	1.00	7,470	1.00	100	1.00	C2	0.90			116,860

TOTAL	18.644 Acres	ZONING		FRNT	0
Ngh	C2	NOTE	T 7138. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	405,900	392,000
BUILDING	743,700	708,200
DETACHED	118,800	111,800
OTHER	0	0
TOTAL	**1,268,400**	**1,212,000**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70	0.30			30,000	3.70	33,300
UTB	E	1.80	10	0.90	1SCB-20X34	2008	680	58.31	35,700
SW2	V	1.50	30	0.70	3X5		15	60.60	600
SHF	A	1.00	10	0.90	20X30		600	15.08	8,100
S/V	A	1.00	30	0.70	PAVILLION 28		45,000	1.20	37,800
GZB	A	1.00	10	0.90	8 SIDES 5 F		121	30.53	3,300

PHOTO 08/04/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	71	0.75	CLUB/LODGE/HALL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [98%]

MEASURE	1/3/2018	RJM
LIST	1/3/2018	RJM
REVIEW	1/12/2018	RJM

BLDG COMMENTS

E BRIDGEWATER COMMERCIAL CLUB

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	5,903	DETAIL ADJ	0.741
$NLA(RCN)	$164	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLF	N	LOW-LEV FIN.	5,650		73.62	415,952
A	BAS	L	BASE AREA	5,650	1962	87.51	494,446
B	BAS	L	BASE AREA	144	1962	87.51	12,602
C	OPA	N	OPEN PORCH	144		23.90	3,442
D	BAS	L	BASE AREA	109	1962	87.51	9,539
E	EPA	N	ENCL PORCH	64		31.59	2,022
F	AGR	N	ATT GARAGE	400		45.50	18,200
G	LDK	N	LOADING DOCK	136		29.10	3,958
H	WDK	N	WOOD DECK	300		18.90	5,670

TOTAL RCN	965,831

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
CDN/APP	

EFF.YR/AGE	1996 / 25		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$743,700