

Key: 3500

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.006

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
632 UNION STREET TRUST FARRELL JOHN J 632 UNION ST E BRIDGEWATER, MA 02333				79-22-0				632 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
632 UNION STREET TRUST				11/08/2019	QS	355,000	(129440)				
JOHNSON BRIAN P				10/13/2015	QS	271,000	(122562)				
UNION ST NOMINEE TRUST				11/28/2008	A	1	(112750)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
98	08/19/2013	51	FIELD REVIEW		07/06/2016	PW	0	0
	08/30/2007	6	CYCL GROWTH		01/06/2016	SD	0	0
		6	CYCL GROWTH		07/02/2013		0	0
		3	ALTERATIONS	4,985	05/13/2008		0	0

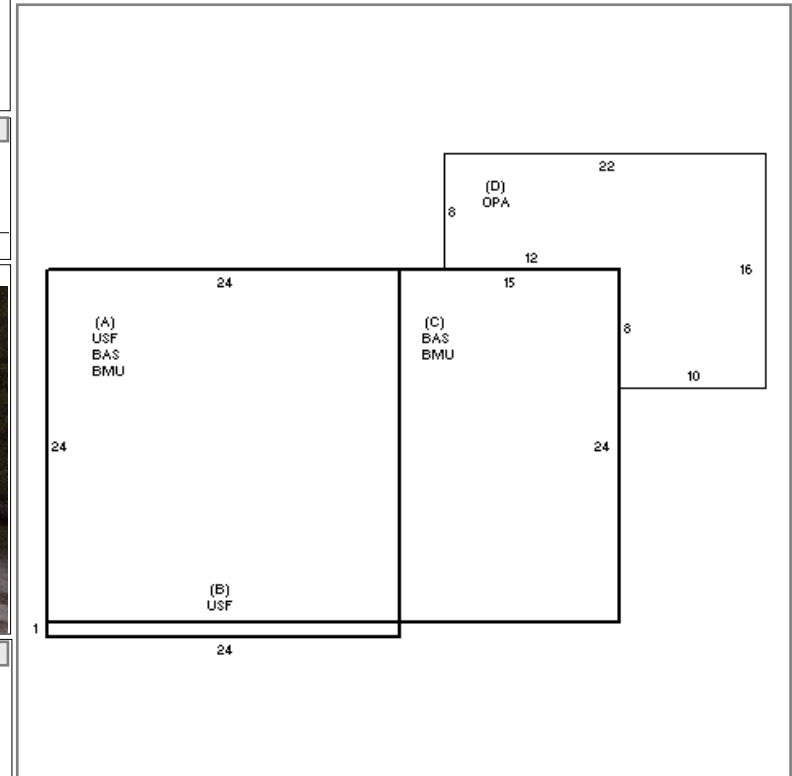
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	35,600 3	1.00	100	1.00	100	1.00	188,000	1.18	100	1.00	3	1.00		181,130

TOTAL	35,600 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N T 7937 O T E			LAND	181,100	164,800
Inf1	FACTOR 100		BUILDING	233,700	205,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	414,800	370,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2016	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/10/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	320,184
NET AREA	1,536	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	936		39.63	37,091	CONDITION ELEM	CD
\$NLA(RCN)	\$208	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	936	1964	176.56	165,264		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	600	1964	160.45	96,269		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	256		42.70	10,931		
				FLOOR COVER	99	N/A	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				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										
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1980 / 41
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$233,700