

Key: 1204

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 987

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
BRENDINI LLC 650 PLYMOUTH ST SUITE 10 E BRIDGEWATER, MA 02333				29-11-0				650 PLYMOUTH ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BRENDINI LLC				01/20/2017	B	100	48027-022					
BAGGIA EDWARD J TR				04/11/2007	B	784,751	34370-346					
HILLTOP REALTY CORP				12/13/1994	B	1	13313-250					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	70,785	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	294,550
303	A	0.515	C2	1.00	100	1.00	100	1.00	7,470	1.00	100	3,850

LAND

TOTAL	2.140 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N O T E 7 POSSIBLE TENANTS UP (1 VAC). LOWER:2 TENANTS(65% VAC UNF) REAR AC. E=VAC/INC ADJ	LAND		298,400	288,300	
Inf1	FACTOR 100		BUILDING		1,439,700	1,371,100	
Inf2	PHY 100		DETACHED		85,400	81,100	
			OTHER		0	0	
				TOTAL	1,823,500	1,740,500	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3250	100	SMALL RETAIL				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-318	10/12/2022	3	ALTERATIONS	25,600			0 0
22-417	08/30/2022	3	ALTERATIONS	147,000			0 0
BP-20-341	07/21/2020	3	ALTERATIONS	650	02/23/2021	SLB	100 100
BP-20-181	05/15/2020	3	ALTERATIONS	405	06/10/2020	SLB	100 100
		60	SITE INSPECT		01/03/2018	RJM	100 100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		40,000	3.70	44,400
SP2	V	1.50	20 0.80 4X16		64	303.45	15,500
SP2	S	2.50	10 0.90 7X8 MENUE		56	505.75	25,500



(C)
BAS
OPA

(D)
OPA

(E)
BAS
OPA

31

63

7

31

7

171

(A)
BAS
LLF

(B)
OPA

171

DUNKIN DONUT (2400 SF)

ONE STOP FOODMART (2400 SF)

PHYSICAL THERAPY PLUS (2400 SF)

ABRACADABRA (800 SF)

KIM WEST RE (600 SF)

SATUCKET PIZZARIA (1200 SF)

(2400 SF)

(1200 SF)

(1200 SF)

(1200 SF)

(2400 SF)

KEMPO KARATE (2400 SF)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	SLB
MODEL	5		CIM-5	LIST	2/23/2021	SLB
STYLE	35	0.85	LOC. SHOP. CNTR [100%]	REVIEW	1/12/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
SATUCKET SQUARE		

BUILDING

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,869,771
NET AREA	10,694	DETAIL ADJ	0.831	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOW-LEV FIN.	10,260		78.71	807,611	CONDITION ELEM CD	
\$NLA(RCN)	\$175	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	10,694	1994	93.57	1,000,624	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	1,943		23.90	46,438	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00		DUW	O	DRIVE-UP WIND	1		15,098.00	15,098	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1996 / 25
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$1,439,700