

Key: 1213

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 992

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
612 PLYMOUTH REALTY GROUP LLC 612 PLYMOUTH ST SUITE 2 E BRIDGEWATER, MA 02333				29-21-0				612 PLYMOUTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
612 PLYMOUTH REALTY GROUP				01/23/2008	F	1	35524-295				
PAYTON MICHAEL TR				10/23/2007	O	550,000	35213-219				
SIMMONS MARLENE				08/19/1993	L	100,300	12132-079				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
4010	100	WAREHOUSE			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
BP-18-264	10/04/2018	3	ALTERATIONS	157,000	08/03/2021	PJK	100 100
		60	SITE INSPECT		01/03/2018	RJM	100 100
3105	11/03/2016	3	ALTERATIONS	385,000	01/03/2018	RJM	100 100
997	10/12/2011	3	ALTERATIONS		07/25/2013	DF	100 100
942	09/14/2011	3	ALTERATIONS	6,000	07/25/2013	DF	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	81,120	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	0.90	337,550
303	A	2,138	C2	1.00	100	1.00	90	0.90	6,723	1.00	100	0.90	14,370

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TOTAL	4.000 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N PARCEL B - PLAN 05-1010; 2927SF BK 31750 PG 128. O .Withdraw application for Special Permit without prejudice.			LAND	351,900	340,000	
Inf1	FACTOR 100	T Special permit for permission to change non-conforming use. Granted. Easement Bk 36281 Pg 256			BUILDING	1,477,900	1,247,600	
Inf2	PHY 100	E			DETACHED	30,100	28,500	
					OTHER	472,600	379,500	
					TOTAL	2,332,500	1,995,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		20,000	3.70	22,200
LH1	A	1.00	50 0.50		7	1,707.40	6,000
SM2	A	1.00	20 0.80	5X6	30	80.10	1,900

PHOTO 08/03/2021



(B) BAS	30	(A) USF BAS
	80	80

YANKEE SPRINKLER CO 4800 & 4800 SF MEZZ OFFICE
USPS 2400 SF
STARDUST GYM 4000 SF
EDIFY FITNESS 2000 SF
EAST COAST EAGLES 2000SF
SOUTH SHORE CHAOS 2000 SF
PROCESS & WATER DESIGN SOLUTIONS

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BUILDING	CD	ADJ	DESC	MEASURE	1/3/2018	RJM
MODEL	5		CIM-5	LIST	1/3/2018	RJM
STYLE	56	0.68	WAREHOUSE [85%]	REVIEW	1/12/2018	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS		
MULTI RENT IND BLDG		

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,824,586
NET AREA	31,200	DETAIL ADJ	0.624	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,400	2007	58.48	140,353		
\$NLA(RCN)	\$58	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	A	USF	L	UP-STRY FIN	2,400	2007	58.48	140,353		
				ROOF SHAPE	4	FLAT/SHED	0.98	B	BAS	L	BASE AREA	26,400	2007	58.48	1,543,880		
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	

EFF.YR/AGE	2007 / 14
COND	14 14 %
FUNC	0
ECON	5
DEPR	19 % GD 81
RCNLD	\$1,477,900

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4010	100	WAREHOUSE				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

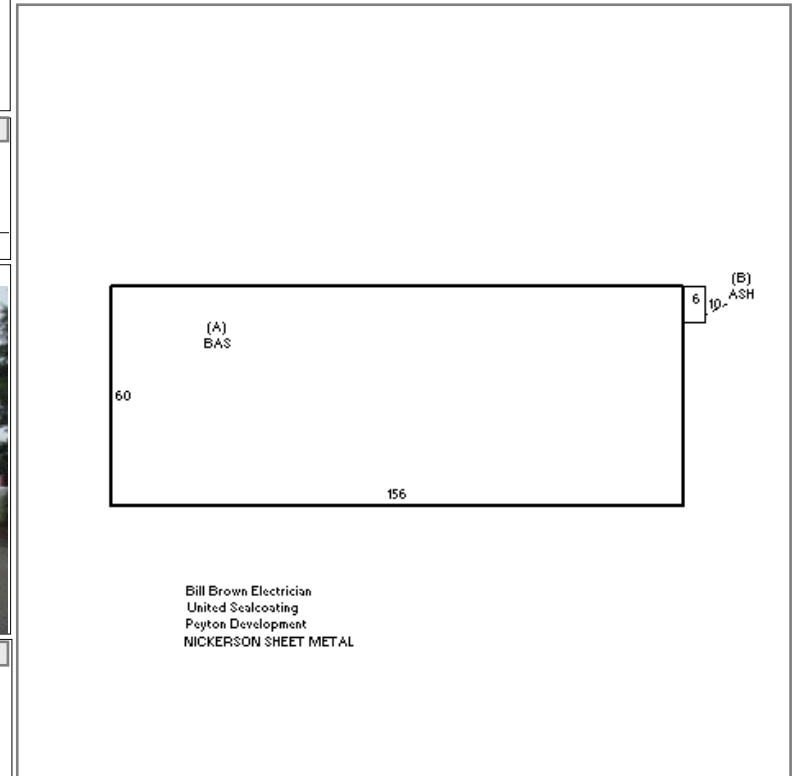
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	472,600	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/3/2018	RJM
MODEL	5		CIM-5	LIST	1/3/2018	RJM
STYLE	56	0.60	WAREHOUSE [100%]	REVIEW	1/12/2018	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
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BLDG COMMENTS

BUILDING

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	543,247	
NET AREA	9,360	DETAIL ADJ	0.563	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	9,360	2013	57.92	542,150	CONDITION ELEM	CD	
\$NLA(RCN)	\$58	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	ASH	N	ATT SHED	60		18.28	1,097	EXTERIOR	A	
				ROOF SHAPE	4	FLAT/SHED	0.98									INTERIOR	A	
				ROOF COVER	10	METAL	1.00									CDN/APP		
				FLOOR COVER	9	CONCRETE	0.95											
				INT. FINISH	6	MINIMUM	0.95											
				HEATING/COOL	1	FORCED AIR	1.00											
				FUEL SOURCE	2	GAS	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	2013 / 8
																	COND	8 8 %
																	FUNC	0
																	ECON	5
																	DEPR	13 % GD 87
																	RCNLD	\$472,600