

Key: 1335

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.098

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
532 BEDFORD STREET LLC 532 BEDFORD ST E BRIDGEWATER, MA 02333				31-23-0				532 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
532 BEDFORD STREET LLC				12/21/2017	H	300,000	49331-124				
BERZINIS DANEILLE E &				08/25/2015	A	1 45963-146					
BERZINIS GEORGE				04/22/1999	A	1 17376-007					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	85	MULTI-USE COM			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
BP-18-295	10/23/2018	3	ALTERATIONS	7,500	08/04/2021	PJK	100 100
		5	SPLIT/SUB		02/07/2018	SLB	100 100
		61	SITE VISIT		12/18/2017	RJM	100 100
		6	CYCL GROWTH		07/18/2013	DF	100 100
SS19-05		5	SPLIT/SUB				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C3	1.00	100	201,400	1.00	100	1.00	C3	1.00	201,400
303	A	0.821	C3	1.00	100	8,300	1.00	100	1.00	C3	1.00	6,810

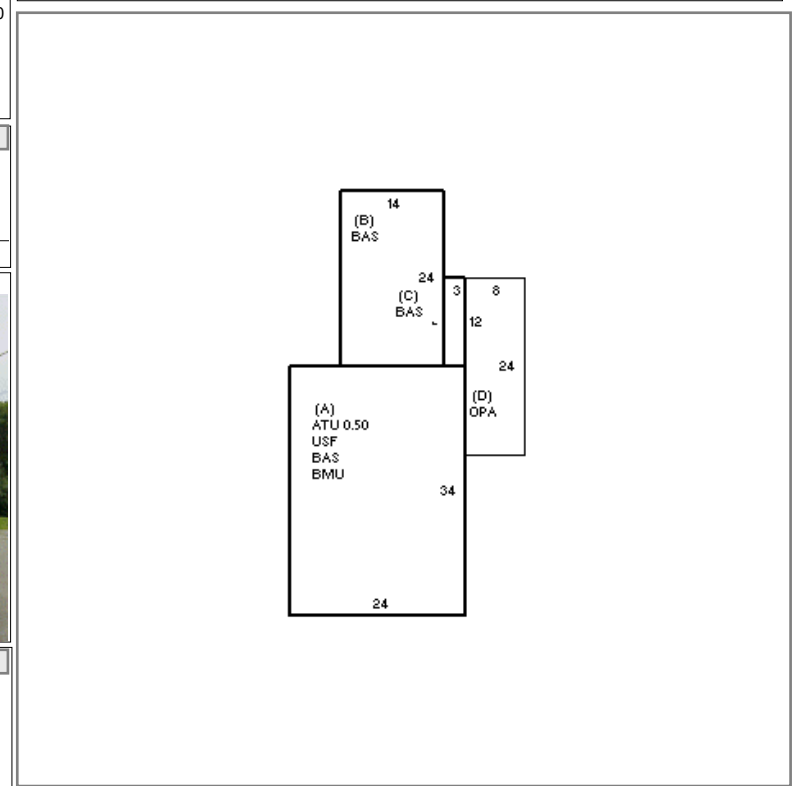
TOTAL	1.821 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N 532 BEDFORD STREET ALSO. ROCKPILE DISCS O VALUE LIGHTING. 2 BR APT UP 1ST FLR FOR RENT. T E=RS/MKT/INC ADJ.			LAND	208,200	201,200	
Infl1	FACTOR 100				BUILDING	179,800	170,100	
Infl2	PHY 100				DETACHED	18,000	17,200	
					OTHER	33,300	31,700	
					TOTAL	439,300	420,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40 23X30		690	50.07	13,800
SP2	A	1.00	30 0.70 5X6		30	202.30	4,200



BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	1		RESIDENTIAL	LIST	12/18/2017	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	12/28/2017	RJM
QUALITY	-	0.95	LOW +/- AVG - [98%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	326,988	
NET AREA	2,004	DETAIL ADJ	0.900	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		39.34	32,098	CONDITION ELEM	CD	
\$NLA(RCN)	\$163	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	816	1880	128.85	105,142	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	408		28.81	11,756	INTERIOR	F	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,152	1880	141.79	163,345	KITCHEN	F	
				FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BASE AREA	36	2021	141.81	5,105	BATHS	F	
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	192		40.61	7,796	HEAT	O	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	O	
				FUEL SOURCE	1	OIL	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
				EFF.YR/AGE 1961 / 60														
				COND 45 45 %														
				FUNC 0														
				ECON 0														
				DEPR 45 % GD 55														
				RCNLD \$179,800														

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	85	MULTI-USE COM				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	33,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/18/2017

(B) BAS	30
23	
(A) USU BAS	30
28	
(C) USU 0.50 BAS	
8	
	30

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	EST
STYLE	53	0.36	STORAGE [100%]	REVIEW	12/28/2017	RJM
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	69,395
NET AREA	2,730	DETAIL ADJ	0.277	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,530	1950	30.55	46,740	CONDITION ELEM	CD
\$NLA(RCN)	\$25	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USU	L	UP-STRY UNF	960	1950	15.05	14,445	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	240	1950	30.55	7,332	INTERIOR	F
				ROOF COVER	1	ASPH/CMP SHIN	1.00		MST	O	STACK	1		878.00	878	CDN/APP	F
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	7	OTHER	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF.YR/AGE	1960 / 61
COND	52 52 %
FUNC	0
ECON	0
DEPR	52 % GD 48
RCNLD	\$33,300