

Key: 1354

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.116

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SASSO RICHARD M & HARRIET C 18 THOMAS CIRCLE BROCKTON, MA 02302				31-42-0				604 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SASSO RICHARD M & HARRIET				01/08/2007	O	173,900	33944-074				
CHEYUNSKI JOHN & SUSAN B				09/28/1992	A	1	11294-226				
CHEYUNSKI JOHN				05/04/1992	B	1	10948-341				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1477		61	SITE VISIT		12/19/2017	RJM	100	100
1469	05/11/2015	99	OTHER		02/10/2014	LF	100	100
		99	OTHER				100	100
	03/15/2013	3	ALTERATIONS	740			100	100
	03/06/2013	3	ALTERATIONS	495	04/12/2013	LF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	10,890	C3	1.00	100	1.00	100	1.00	201,400	2.99	100	1.00	C3	1.00		150,470

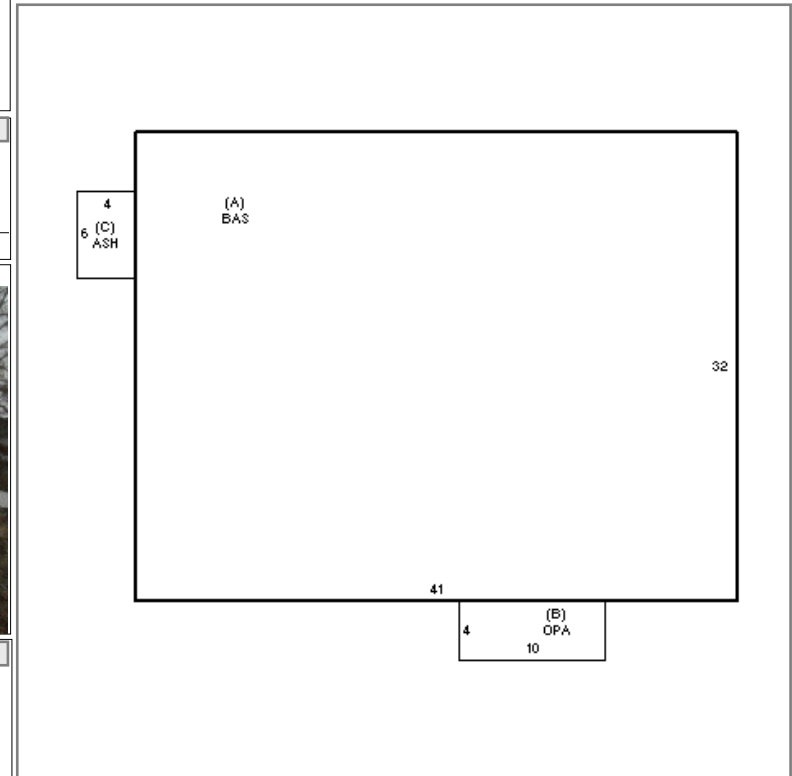
TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE			LAND	150,500	145,400
Inf1	FACTOR 100		BUILDING	158,400	150,900		
Inf2	PHY 100		DETACHED	3,800	3,600		
			OTHER	0	0		
					TOTAL	312,700	299,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		2,500	3.70	2,800
SW2	G	1.20	10 0.90 4X6		24	48.48	1,000



BLDG COMMENTS

MAID PRO



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	RJM
MODEL	5		CIM-5	LIST	12/19/2017	EST
STYLE	20	1.10	OFFICE BUILDING [100%]	REVIEW	12/28/2017	RJM
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	214,039
NET AREA	1,312	DETAIL ADJ	1.087	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,312	1930	162.35	213,009		
\$NLA(RCN)	\$163	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	40		16.73	669		
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	24		15.04	361		
				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	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	1990 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$158,400
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