

Key: 1355

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.117

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
STEBO REALTY LLC 590 BEDFORD ST E BRODGEWATER, MA 02333				31-43-0				626 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STEBO REALTY LLC				03/23/2004	B	1	27785-274				
PERAINO STEVEN J				02/27/2004	N	270,500	27623-207				
MITCHELL THOMAS J				07/17/1989	QS	275,000	9248-028				

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	%
1660	08/08/2013	60	SITE INSPECT		12/19/2017	RJM	100	100
		99	OTHER		02/18/2014	LF	100	100
		6	CYCL GROWTH		08/20/2013	LF	100	100
		3	ALTERATIONS				100	100
		6	CYCL GROWTH		01/01/2007		100	100

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	15,403	C3	1.00	100	1.00	100	1.00	201,400	2.27	100	C3	1.00		161,590

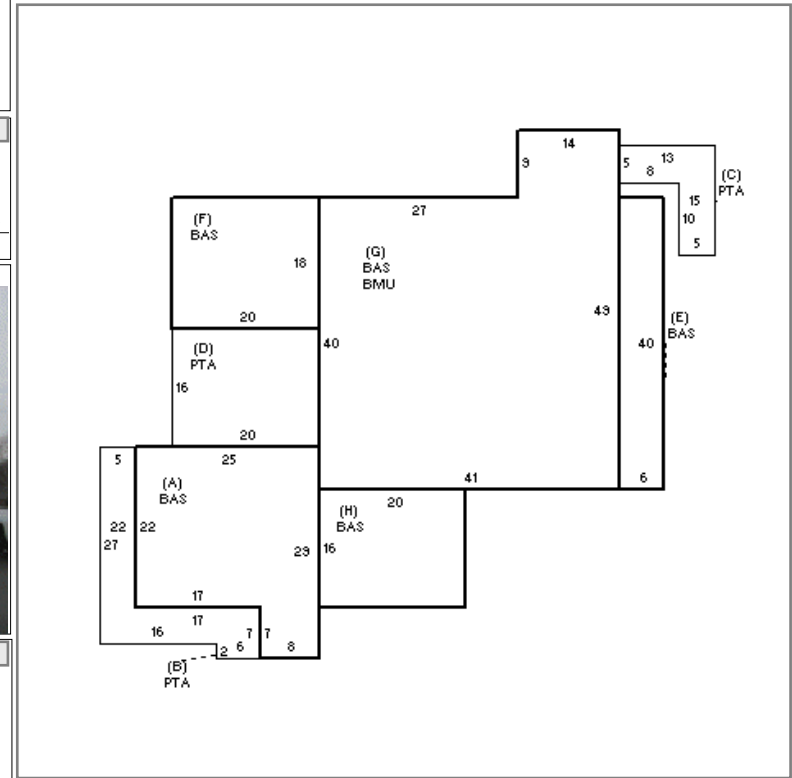
TOTAL	15,420 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	REMOD 1986-1996. C/W 26-1. [CORRECT AREA FISCAL 2001.	LAND	161,600	156,100		
Inf1	FACTOR 100		BUILDING	275,000	266,300		
Inf2	PHY 100		DETACHED	16,200	15,300		
			OTHER	0	0		
			TOTAL	452,800	437,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		8,000	3.70	8,900
SP2	V	1.50	20 0.80	2-3X5	30	303.45	7,300

PHOTO 12/19/2017



BLDG COMMENTS
JOPPA MARKET/LIFESTYLE VAPE



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	RJM
MODEL	5		CIM-5	LIST	12/19/2017	RJM
STYLE	31	0.81	STORE [100%]	REVIEW	12/28/2017	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,818
NET AREA	3,292	DETAIL ADJ	0.784	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	3,292	1920	122.40	402,928		
\$NLA(RCN)	\$137	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	PTA	N	PATIO	667		5.36	3,572		
				ROOF SHAPE	1	GABLE	1.00	G	BMU	N	BSMT UNF	1,766		25.10	44,318		
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	4	TILE	0.98										
				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	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1973 / 48
COND	39 39%
FUNC	0
ECON	0
DEPR	39 % GD 61
RCNLD	\$275,000