

Key: 1359

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.122

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
SOARES LUCINDO 37 JOHNSON ST BROCKTON, MA 02301				31-47-0				215 WHITMAN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SOARES LUCINDO				09/04/2019	K	210,000	51597-071					
BRIDGEWATER CONG OF					QS		2602-294					
BRIDGEWATER CONG OF JEHOV					QS		2602-294					
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	0.508	C3	1.00	100	8,300	1.00	100	1.00	C3	1.00	4,220

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	80	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
PL57-616		61	SITE VISIT		03/23/2020	SD	0	0
TAXABLE		5	SPLIT/SUB		01/31/2020	SLB	0	0
792	10/04/2004	20	OUT OF EXEMP		09/04/2019		100	100
588	06/07/2004	3	ALTERATIONS	4,000			0	0
		3	ALTERATIONS				0	0

LAND

TOTAL	1.508 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N O T E	T 5553. ...		LAND	205,600	198,700
Infl1	FACTOR 100				BUILDING	362,200	333,400
Infl2	PHY 100				DETACHED	22,200	21,000
					OTHER	0	0
				<b>TOTAL</b>	<b>590,000</b>	<b>553,100</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30	1980	20,000	3.70	22,200



BLDG COMMENTS  
BRIDGEWATER CONGREGATION OF JEHOVA  
WITNESS exempt property changed to mixed use commercial

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2019	SD
MODEL	1		RESIDENTIAL	LIST	11/24/2019	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	5/1/2013	DF
QUALITY	L	0.75	LOW COST [100%]			
FRAME	2	1.00	MASONRY [100%]			

BUILDING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	482,930
NET AREA	4,560	DETAIL ADJ	1.036	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	4,064	1988	105.17	427,409		
\$NLA(RCN)	\$106	OVERALL	1.000	EXT COVER	12	BRICK VENEER	1.05	B	OPA	N	OPEN PORCH	72		32.02	2,306		
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	496	1988	95.57	47,403		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				INT FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	8	HEAT PUMP	1.04										
				FUEL SOURCE	3	ELECTRIC	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1988 / 33
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$362,200

