

Key: 1367

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.127

LEGALS

CURRENT OWNER					PARCEL ID					LOCATION				
498 BEDFORD STREET LLC 378 PLEASANT ST E BRIDGEWATER, MA 02333					31-56-0					498 BEDFORD ST				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
498 BEDFORD STREET LLC					03/15/2012	B	1	41097-212						
DANDREA MICHAEL A					11/30/2011	V	280,000	40654-197						
SPARDA JEFFREY A					04/19/2007	QS	280,000	34411-329						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1483	03/21/2013	61	SITE VISIT		12/18/2017	RJM	100	100
	08/07/2012	6	ADDITIONS	51,000	12/18/2017	RJM	100	100
284	04/24/2008	3	CYCL GROWTH					
356	01/20/2003	3	ALTERATIONS		03/10/2009	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	22,223	C3	1.00	100	1.00	100	1.00	201,400	1.70	100	1.00	C3	1.00		174,400

TOTAL	22,223 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE PARCEL B & PLOT 44A. E=OFF LOC. LCF 80=LOF.	LAND	174,400	168,500		
Infl1	FACTOR 100		BUILDING	220,600	188,300		
Infl2	PHY 100		DETACHED	11,100	10,500		
			OTHER	0	0		
			TOTAL	406,100	367,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		6,000	3.70	6,700
C06	A	1.00	70 0.30		800	18.40	4,400



BLDG COMMENTS
J A SPARDA & CO (SEPTIC SYSTEMS)

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	EST
STYLE	56	0.68	WAREHOUSE [84%]	REVIEW	12/28/2017	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	361,666
NET AREA	4,880	DETAIL ADJ	0.620	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	800	1985	71.01	56,811	CONDITION ELEM	CD
\$NLA(RCN)	\$74	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	A	MZU	N	UNF MEZ	800		18.90	15,120	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,680	1985	71.01	119,303	INTERIOR	
				ROOF COVER	10	METAL	1.00	C	BAS	L	BASE AREA	2,400	2013	71.01	170,432	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	1973 / 48
																COND	39 39 %
																FUNC	0
																ECON	0
																DEPR	39 % GD 61
																RCNLD	\$220,600

