

Key: 1397

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.154

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
350 WEST ST FAMILY TRUST c/o LEONARD FERRARA 696 PLEASANT ST RAYNHAM, MA 02767				33-6-0				350 WEST ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				350 WEST ST FAMILY TRUST				09/03/2008	F	1 ()		
350 WEST ST REALTY TRUST				03/07/2008	A	1 ()						
FERRARA LEONARD H JR				03/18/1985	QS	6012-030						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	MANUFACT BLDG				1	1 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-194	05/18/2020	2	ADDITIONS	86,576	06/10/2020	SLB	10	100
BP-20-187	05/11/2020	7	DETACHED BLD	92,385	06/10/2020	SLB	10	100
		51	FIELD REVIEW		05/10/2018	RJM	100	100
3343	07/27/2017	3	ALTERATIONS	125,589	05/10/2018	RJM	100	100
2965	06/15/2016	2	ADDITIONS	15,000			100	100

LAND

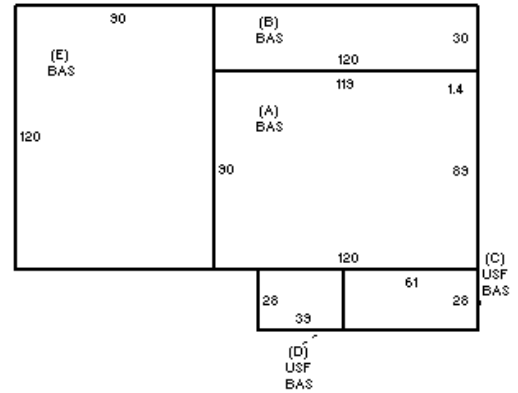
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	47,611	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	0.90	198,120
303	A	21,137	C2	1.00	100	1.00	100	1.00	5,229	1.00	70	0.70	110,530

DETACHED

TOTAL	22.230 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N C/W 9. T 13961. Plan 09-56. Seeking Special Permit			LAND	308,700	298,000	
Infl1	FACTOR 100	O modification. PER PLAN 16-403 = AREA 1 - 17.6 AC			BUILDING	1,837,000	1,768,200	
Infl2	PHY 100	T FOR 350 WEST & AREA 2 - 5.48 AC LEASED TO MEF			DETACHED	53,600	50,500	
		E RALTY LLC			OTHER	1,027,600	989,000	
					TOTAL	3,226,900	3,105,700	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		37,000	3.70	41,100
SP2	A	1.00	10 0.90	4X6	24	202.30	4,400
S/V	A	1.00	10 0.90	6X24 WST ENC	2010	7,500	8,100



BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	SLB
MODEL	5		CIM-5	LIST	2/23/2021	SLB
STYLE	63	0.62	LIGHT MANUF. [87%]	REVIEW	6/6/2018	ER
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS
SUPERIOR RAIL & IRONWORKS

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	30,800	DETAIL ADJ	0.542	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	10,800	1985	62.78	678,063
\$NLA(RCN)	\$63	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	3,600	2015	62.78	226,021
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,708	2010	62.78	107,234
				ROOF COVER	10	METAL	1.00	C	USF	L	UP-STRY FIN	1,708	2010	62.78	107,234
				FLOOR COVER	9	CONCRETE	0.95	D	BAS	L	BASE AREA	1,092	1985	62.78	68,560
				INT. FINISH	6	MINIMUM	0.95	D	USF	L	UP-STRY FIN	1,092	1985	62.78	68,560
				HEATING/COOL	15	SUSPENDED	0.95	E	BAS	L	BASE AREA	10,800	2015	62.78	678,063
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	1,933,735	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	2016 / 5	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5 %	95
RCNLD	\$1,837,000	

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Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.158

LEGAL

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


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	MANUFACT BLDG				5	5 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

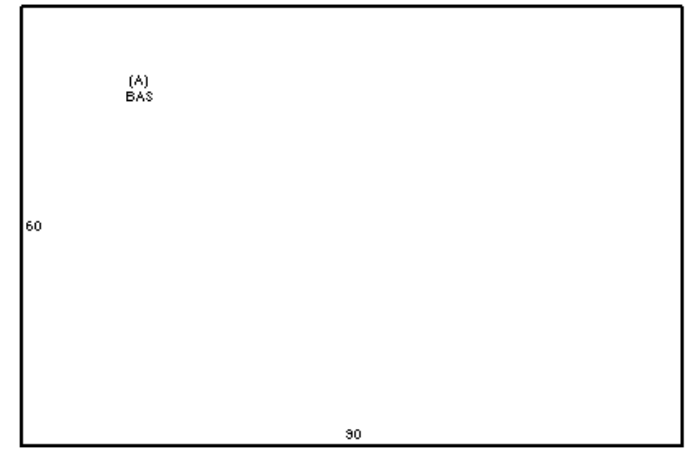
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	233,900	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/27/2021
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM-5	LIST
STYLE	54	0.55	IND FLEX [100%]	REVIEW
QUALITY	L	0.70	LOW COST [100%]	
FRAME	4	0.98	METAL [100%]	

YEAR BLT	2017	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,400	DETAIL ADJ	0.489	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,400	2017	45.12	243,646
\$NLA(RCN)	\$45	OVERALL	1.000	EXT. COVER	18	CORR STEEL	1.03								
				ROOF SHAPE	4	FLAT/SHED	0.98								
				ROOF COVER	8	TAR & GRAVEL	1.00								
				FLOOR COVER	0		1.00								
				INT. FINISH	0		1.00								
				HEATING/COOL	0		1.00								
				FUEL SOURCE	0		1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	243,646
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2017 / 4
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$233,900

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Town of E. BRIDGEWATER - Fiscal Year 2023

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

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	MANUFACT BLDG				6	6 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

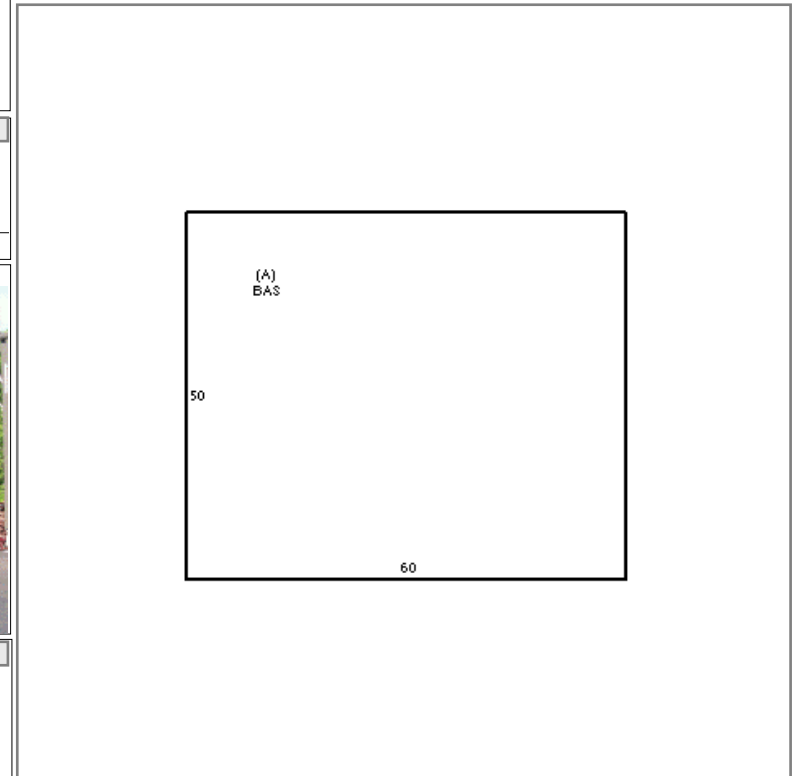
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	155,200	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM-5	LIST
STYLE	54	0.55	IND FLEX [100%]	REVIEW
QUALITY	L	0.70	LOW COST [100%]	
FRAME	4	0.98	METAL [100%]	

BLDG COMMENTS

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	156,784
NET AREA	3,000	DETAIL ADJ	0.489	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,000	2020	52.26	156,784	CONDITION ELEM CD	
\$NLA(RCN)	\$52	OVERALL	1.000	EXT. COVER	18	CORR STEEL	1.03									EXTERIOR	
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98									INTERIOR	
STORIES	1	ADJ	1.00	ROOF COVER	8	TAR & GRAVEL	1.00									CDN/APP	
% HEATED	0		.95	FLOOR COVER	0		1.00									EFF.YR/AGE 2020 / 1	
% AIR COND	0		1.00	INT. FINISH	0		1.00									COND 1 1 %	
% SPRINKLER	0		1.00	HEATING/COOL	0		1.00									FUNC 0	
				FUEL SOURCE	0		1.00									ECON 0	
				ARPUD	0		1.00									DEPR 1 % GD 99	
				AFFORDABLE	0		1.00									RCNLD \$155,200	