Key: 1431

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.192

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SAVINO JOSEPH W J.A.S. REALTY TRUST 7 OAK LEAF LANE N EASTON, MA 02356	34-2-0	569 WEST ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SAVINO JOSEPH W	04/06/2005	A	100	30302-272
SAVINO JOSEPH W	04/06/2005	A	100	30302-272
SAVINO JOSEPH	05/27/2004	G	360,000	28306-146

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3300	100	AUTO SALES/SERV		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		05/11/2018	RJM	100	100
		51	FIELD REVIEW		07/24/2013	DF	100	100
54	04/28/2009	1	NEW CONST	95,100	06/30/2009	DF	100	100
695	09/15/2004	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,019	C2 1.00	100 1.00	100 1.00	181,260	2.31	100 1.00	C2 0.90			144,670

TOTAL	15,028 SF	ZONING		FRNT	0

Ngh	C2
Infl1	FACTOR 100
Infl2	PHY 100

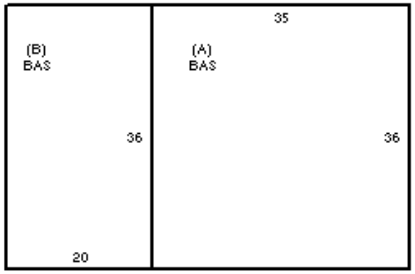
NOTE: PARCEL A. T 13886. . .SOLD W/34/12. Special Permit being sought to raze existing building and rebuild in new location. Seeking permit to allow automotive repairs. Granted. Special permit to all Vehicle Inspections.

ASSESSED	CURRENT	PREVIOUS
LAND	144,700	139,800
BUILDING	187,000	180,100
DETACHED	13,400	12,700
OTHER	0	0
TOTAL	**345,100**	**332,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	70 0.30			10,000	3.70	11,100
SP2	G 1.20	20 0.80	3X4		12	242.76	2,300

PHOTO 05/11/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	0.75	SERVICE GARAGE [64%]
QUALITY	-	0.85	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/11/2018	RJM
LIST	5/11/2018	RJM
REVIEW	6/6/2018	ER

BLDG COMMENTS

ROUTE 106 MOTORS

YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	1,980	DETAIL ADJ	0.689
$NLA(RCN)	$104	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	36	1.01
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,260	2008	103.77	130,749
B	BAS	L	BASE AREA	720	2008	103.77	74,714

TOTAL RCN	205,463

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	2012 / 9		
COND	9	9 %	
FUNC	0		
ECON	0		
DEPR	9	% GD	91
RCNLD			$187,000