

Key: 1631

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.381

LEG  
AL  
LAND

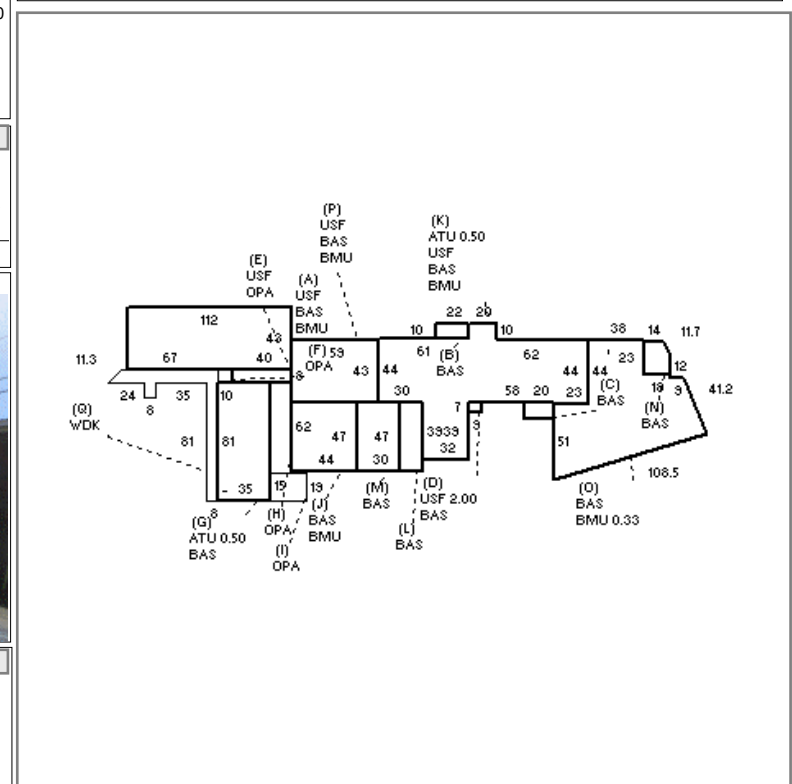
CURRENT OWNER				PARCEL ID				LOCATION				
VALLE PROPERTY LLC 716 BROADWOOD ST EVERETT, MA 02149				40-49-0				15 WHITMAN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VALLE PROPERTY LLC				05/23/2017	V	900,000	48454-092					
FIFTEEN WHITMAN STREET CO				07/13/1994	S	10,500	13015-141					
FIFTEEN WHITMAN STREET CO				07/12/1994	L	10,500	13015-141					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	112,515	C2 1.00	100	1.00	100	1.00	1.00	C2	0.90		468,190
303	A	5,587	C2 1.00	100	1.00	100	1.00	1.00	C2	0.90		41,730

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	%
3475	12/19/2017	51	FIELD REVIEW		05/09/2018	RJM	100	100
3342	07/27/2017	4	DEMO	7,500	05/09/2018	RJM	100	100
		6	ALTERATIONS				100	100
		6	CYCL GROWTH		07/25/2013	DF	100	100
434	03/31/2004	3	ALTERATIONS	30			100	100

DET  
ACHED

TOTAL	8.170 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	NOTE C/W M41 L7. OLD MILL. ...	LAND		509,900	492,600	
Inf1	FACTOR 100		BUILDING		183,000	174,300	
Inf2	PHY 100		DETACHED		5,500	5,200	
			OTHER		221,200	210,700	
			TOTAL		919,600	882,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHC	A	1.00	80 0.20 22X35		770	14.34	2,200
SHM	A	1.00	80 0.20 20X30		600	9.92	1,200
SHM	A	1.00	80 0.20 30X40		1,200	8.80	2,100



B  
U  
I  
L  
D  
I  
N  
G

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	RJM
MODEL	5		CIM-5	LIST	5/9/2018	EST
STYLE	64	0.64	INDUSTRIAL [100%]	REVIEW	6/6/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [58%]			

BLDG COMMENTS  
MINI STGE/VAC MILL

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,659,085
NET AREA	44,399	DETAIL ADJ	0.620	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	19,090		23.90	456,251		
\$NLA(RCN)	\$82	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	+	USF	L	UP-STRY FIN	7,353	1890	67.62	497,236		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	440	1890	67.62	29,754		
STORIES	2		1.00	ROOF COVER	11	MEMBRANE	1.02	D	BAS	L	BASE AREA	63	1890	67.62	4,260		
% HEATED	100		1.00	FLOOR COVER	1	HARDWOOD	1.00	D	USF	L	UP-STRY FIN	126	1890	67.63	8,521		
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95	+	OPA	N	OPEN PORCH	1,805		23.90	43,140		
% SPRINKLER	100		1.02	HEATING/COOL	15	SUSPENDED	0.95	E	USF	L	UP-STRY FIN	320	1890	67.63	21,640		
				FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	10,567	1890	67.62	714,578		
				ARPUD	0		1.00	+	ATU	N	ATTIC UNF	5,284		25.10	132,628		
				AFFORDABLE	0		1.00	J	BAS	L	BASE AREA	2,068	1890	67.62	139,846		
								K	USF	L	UP-STRY FIN	7,732	1890	67.62	522,866		
								L	BAS	L	BASE AREA	705	1890	67.62	47,675		
								M	BAS	L	BASE AREA	1,410	1890	67.62	95,349		
								+	BAS	L	BASE AREA	13,615	1890	67.62	920,695		
								Q	WDK	N	WOOD DECK	1,304	1890	18.90	24,646		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1935 / 86
COND	65 65 %
FUNC	30 OLD MILL/VAC
ECON	0
DEPR	95 % GD 5
RCNLD	\$183,000

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LEGAL

CURRENT OWNER			PARCEL ID			LOCATION		
VALLE PROPERTY LLC 716 BROADWOOD ST EVERETT, MA 02149			40-49-0			15 WHITMAN ST		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	MANUFACT BLDG				2	2 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

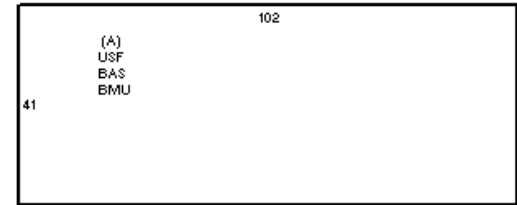
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

DETACHED

TOTAL	ZONING		FRNT		ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE				LAND	35,100	
Infl1					BUILDING		
Infl2					DETACHED		
					OTHER		
					TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	RJM
MODEL	5		CIM-5	LIST	5/9/2018	EST
STYLE	64	0.64	INDUSTRIAL [100%]	REVIEW	6/6/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS	
VAC MILL	

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	8,364	DETAIL ADJ	0.586	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	4,182		23.90	99,950
\$NLA(RCN)	\$84	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	A	BAS	L	BASE AREA	4,182	1890	71.94	300,835
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	4,182	1890	71.94	300,835
STORIES		UNITS	ADJ	ROOF COVER	11	MEMBRANE	1.02								
% HEATED		2	1.00	FLOOR COVER	1	HARDWOOD	1.00								
% AIR COND		0	.95	INT. FINISH	6	MINIMUM	0.95								
% SPRINKLER		0	1.00	HEATING/COOL	13	NONE	0.95								
		0	1.00	FUEL SOURCE	8	NONE	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	701,620	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
CDN/APP		
EFF.YR/AGE	1938 / 83	
COND	65	65 %
FUNC	30	OLD MILL/VAC
ECON	0	
DEPR	95	% GD 5
RCNLD	\$35,100	

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VALLE PROPERTY LLC 716 BROADWOOD ST EVERETT, MA 02149				40-49-0				15 WHITMAN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
4000	100	MANUFACT BLDG					3	3 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

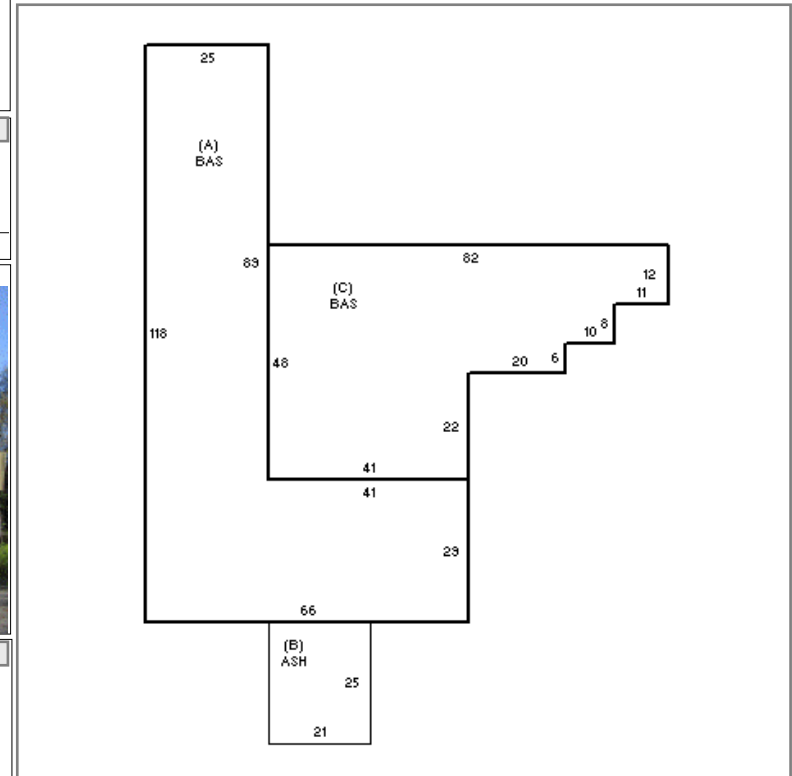
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	23,400	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/09/2018
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	RJM
MODEL	5		CIM-5	LIST	5/9/2018	EST
STYLE	64	0.64	INDUSTRIAL [100%]	REVIEW	6/6/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [59%]			

BLDG COMMENTS
VAC MILL

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,761	
NET AREA	6,959	DETAIL ADJ	0.520	FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BASE AREA	4,139	1890	65.59	271,496	CONDITION ELEM CD		
\$NLA(RCN)	\$67	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	ASH	N	ATT SHED	525		21.50	11,288			
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	2,820	1890	65.59	184,977	EXTERIOR		
				ROOF COVER	11	MEMBRANE	1.02									INTERIOR		
				FLOOR COVER	9	CONCRETE	0.95									CDN/APP		
				INT. FINISH	6	MINIMUM	0.95											
				HEATING/COOL	13	NONE	0.95											
				FUEL SOURCE	8	NONE	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																EFF. YR/AGE	1938 / 83	
																COND	65 65 %	
																FUNC	30 OLD MILL/VAC	
																ECON	0	
																DEPR	95 % GD 5	
																RCNLD	\$23,400	



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LEGAL

LAND

DETACHED

BUILDING

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VALLE PROPERTY LLC 716 BROADWOOD ST EVERETT, MA 02149				40-49-0				15 WHITMAN ST			
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	%	

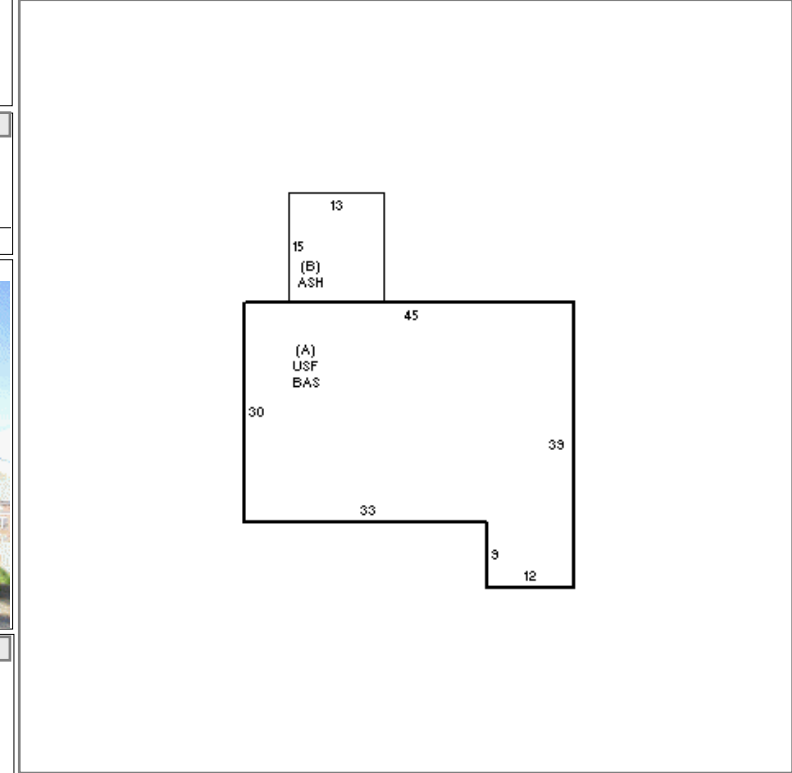
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	12,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
VAC MILL



BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	RJM
MODEL	5		CIM-5	LIST	5/9/2018	EST
STYLE	64	0.64	INDUSTRIAL [100%]	REVIEW	6/6/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,916	DETAIL ADJ	0.551	FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BASE AREA	1,458	1940	84.98	123,896
\$NLA(RCN)	\$86	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	A	USF	L	UP-STRY FIN	1,458	1940	84.98	123,896
				ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ATT SHED	195		21.50	4,193
				ROOF COVER	11	MEMBRANE	1.02								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	251,985	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
CDN/APP		
EFF.YR/AGE	1938 / 83	
COND	65 65 %	
FUNC	30 OLD MILL/VAC	
ECON	0	
DEPR	95 % GD	5
RCNLD	\$12,600	

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LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VALLE PROPERTY LLC 716 BROADWOOD ST EVERETT, MA 02149				40-49-0				15 WHITMAN ST			
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	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

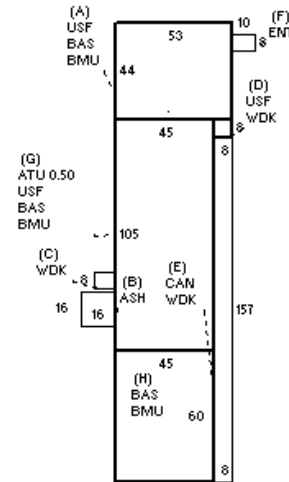
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	150,100	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
U STORE IT/245 UNITS

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	RJM
MODEL	5		CIM-5	LIST	5/9/2018	EST
STYLE	64	0.64	INDUSTRIAL [100%]	REVIEW	6/6/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	16,878	DETAIL ADJ	0.597
\$NLA(RCN)	\$89	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPRINKLER		100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	15	SUSPENDED	0.95
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNF	9,757		23.90	233,192
+	BAS	L	BASE AREA	9,757	1890	68.15	664,915
+	USF	L	UP-STRY FIN	7,057	1890	68.15	480,917
B	ASH	N	ATT SHED	256		21.50	5,504
+	WDK	N	WOOD DECK	1,400		18.90	26,460
D	USF	L	UP-STRY FIN	64	1890	68.14	4,361
E	CAN	N	CANOPY	1,256		18.90	23,738
F	ENT	N	ENCL ENTRY	80		27.70	2,216
G	ATU	N	ATTIC UNF	2,363		25.10	59,311

TOTAL RCN	1,500,614
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1938 / 83
COND	65 65 %
FUNC	25 OLD MILL/VAC
ECON	0
DEPR	90 % GD 10
RCNLD	\$150,100