

Key: 1699

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.439

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CURRENT OWNER		PARCEL ID				LOCATION						
RUDNICKI JOHN Z & FREDERICK A GENERAL REALTY TRUST 45 TURNPIKE ST W BRIDGEWATER, MA 02379		42-7-0				394 SPRING ST						
		TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			
		RUDNICKI JOHN Z & FREDERI GENERAL SANDBLASTING CO I GENERAL SANDBLASTING CO I				05/17/2011 11/13/1998 11/12/1998	B QS QS	100 170,000 170,000	(116025) (94444) 0472-044			
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	44,997	C2	1.00	100	1.00	100	1.00	1.00	C2	0.90	187,240
303	A	1,207	C2	1.00	100	1.00	100	1.00	C2	0.90		9,020

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	WAREHOUSE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-191	04/28/2022	3	ALTERATIONS	70,000	06/08/2022	PJK	100 100
BP-21-557	11/17/2021	3	ALTERATIONS	70,000	06/08/2022	PJK	100 100
BP-21-103	03/17/2021	3	ALTERATIONS	30,000	07/30/2021	PJK	100 100
BP-20-15	12/17/2019	3	ALTERATIONS	42,000	06/10/2020	SLB	100 100
BP-19-66	02/27/2019	3	ALTERATIONS	172,599	05/31/2019	KT	100 100

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TOTAL	2.240 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS			
Ngh	C2	E=MKT/INC ADJ. #437674 #94444. EASEMENTS O #466934 & #474787.			LAND	196,300	189,600			
Infl1	FACTOR 100	N O T E						BUILDING	392,100	318,000
Infl2	PHY 100		DETACHED	410,800	391,100					
					OTHER	0	0			
					TOTAL	999,200	898,700			

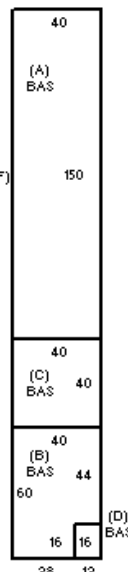
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		15,000	3.70	16,700
C06	A	1.00	50 0.50	FENCE - 6 FT	240	18.40	2,200
CTT	G	1.20	20 0.80	TRIANG STL	190	1,395.24	212,100
EQB	G	1.20	20 0.80	11X20 CONC	220	251.04	44,200
EQB	G	1.20	20 0.80	12X24 CONC	288	251.04	57,800
EQB	G	1.20	20 0.80	11X30 CONC	330	251.04	66,300
SM2	G	1.20	30 0.70	4X6	24	96.12	1,600
MBH	A	1.00	30 0.70	8X40 OFFICE	320	44.10	9,900

PHOTO 06/08/2022



BLDG COMMENTS
B&M ENGINEERING/RICK'S TRANSMISSIONS/JAY
MARTIN AUTO & MARINE REPAIR/JEM INDUSTRIES

JEM CONSTRUCTION (2400 SF)
JAY MARTIN AUTO & MARINE REPAIR (2000 SF)
RICKS TRANSMISSION (2000 SF)
VACANT 3600 SF
B&M ENGINEERING (2400 SF)



(A) 40 BAS
(B) 44 BAS
(C) 40 BAS
(D) 16 BAS

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BUILDING	CD	ADJ	DESC	MEASURE	5/9/2018	RJM
MODEL	5		CIM-5	LIST	5/9/2018	EST
STYLE	56	0.61	WAREHOUSE [98%]	REVIEW	6/8/2018	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	560,096
NET AREA	10,000	DETAIL ADJ	0.549	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,000	2000	56.01	336,058	CONDITION ELEM	CD
\$NLA(RCN)	\$56	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	2,208	1972	56.01	123,669	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,600	1978	56.01	89,615	INTERIOR	
				ROOF COVER	10	METAL	1.00	D	BAS	L	BASE AREA	192	1972	56.01	10,754	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										
				CAPACITY		UNITS	ADJ										
				STORIES	1		1.00										
				% HEATED	100		1.00										
				% AIR COND	0		1.00										
				% SPRINKLER	0		1.00										
				EFF.YR/AGE		1983 / 38											
				COND	30	30 %											
				FUNC	0												
				ECON	0												
				DEPR	30	% GD	70										
				RCNLD				\$392,100									