Key: 1700

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,440

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORNI MICHAEL SR THE 563 SPRING STREET TRUST 563 SPRING ST E BRIDGEWATER, MA 02333	43-1-0	563 SPRING ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORNI MICHAEL SR	04/04/1996	A	100	0447-006
FORNI MICHAEL SR	04/03/1996	A	100	0447-006
FORNI ALFONSO TRUSTEE	09/01/1987	QS		0380-002

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	80	MULTI-USE COM		1	1 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-310	06/25/2021	3	ALTERATIONS	2,759	07/30/2021	PJK	100	100
BP-20-583	11/25/2020	3	ALTERATIONS	6,900	07/30/2021	PJK	100	100
		51	FIELD REVIEW		05/10/2018	RJM	100	100
		6	CYCL GROWTH		07/24/2013	DF	100	100
		60	SITE INSPECT				0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	1.00	C2	0.90			181,260
203	A	1.000	C2	1.00	100	1.00	100	1.00	53,910	1.00	100	1.00	C2	0.90			53,910
303	A	1.500	C2	1.00	100	1.00	100	1.00	7,470	1.00	100	1.00	C2	0.90			11,210

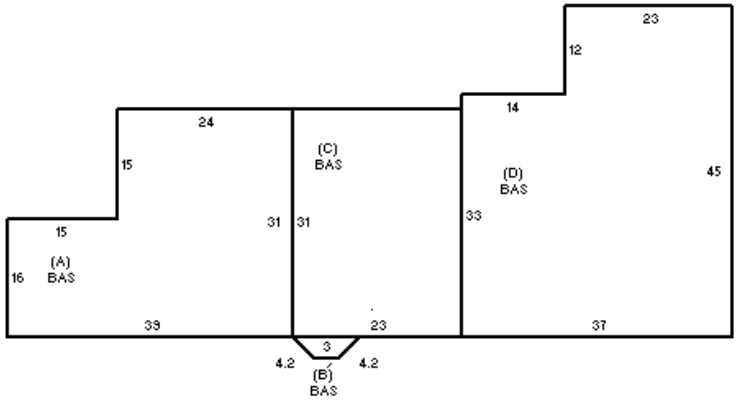
TOTAL	3.500 Acres	ZONING		FRNT	0
Ngh	C2	NOTE	#394305 #89406. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	246,400	238,100
BUILDING	146,300	142,400
DETACHED	67,300	62,700
OTHER	67,100	63,900
TOTAL	**527,100**	**507,100**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70	0.30			2,000	3.70	2,200
TN3	A	1.00	30	0.70	4-10000 GAL		60,000	1.40	58,800
PM1	A	1.00	30	0.70			2	4,496.30	6,300

PHOTO 06/08/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	0.77	SERVICE GARAGE [47%]
QUALITY	-	0.85	MINUS AVE [100%]
FRAME	2	1.00	MASONRY [99%]

MEASURE	5/10/2018	EST
LIST	5/10/2018	EST
REVIEW	6/8/2018	ER

BLDG COMMENTS

FORNI BROTHERS OIL CO

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	3,212	DETAIL ADJ	0.795
$NLA(RCN)	$101	OVERALL	1.000

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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	984	1940	101.20	99,583
B	BAS	L	BASE AREA	18	1940	101.22	1,822
C	BAS	L	BASE AREA	713	1940	101.20	72,157
D	BAS	L	BASE AREA	1,497	1940	101.20	151,499

TOTAL RCN	325,061
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1957 / 64	
COND	55	55 %
FUNC	0	
ECON	0	
DEPR	55	% GD 45
RCNLD		$146,300

Key: 1700

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,441

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORNI MICHAEL SR THE 563 SPRING STREET TRUST 563 SPRING ST E BRIDGEWATER, MA 02333	43-1-0	563 SPRING ST

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	80	MULTI-USE COM		2	2 of 3

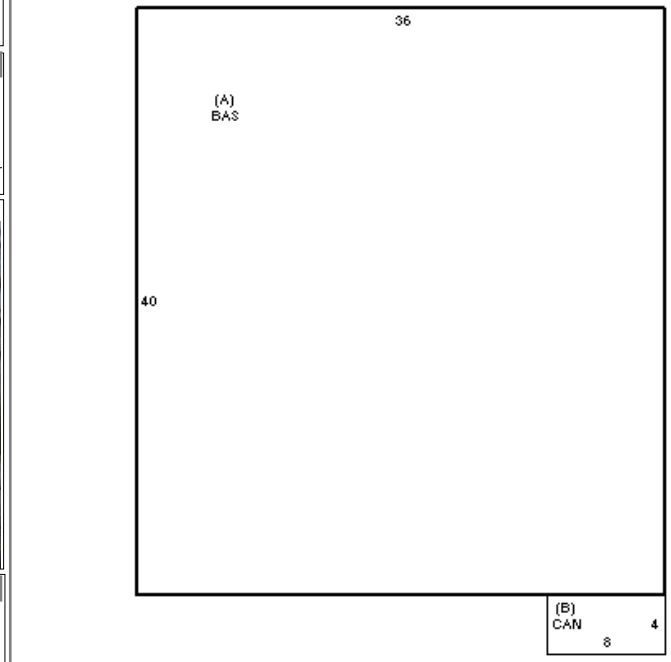
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	37,500	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/10/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	53	0.36	STORAGE [100%]
QUALITY	L	0.70	LOW COST [100%]
FRAME	4	0.98	METAL [100%]

MEASURE	5/10/2018	EST
LIST	5/10/2018	EST
REVIEW	6/8/2018	ER

BLDG COMMENTS
STORAGE GAR

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	1,440	DETAIL ADJ	0.283
$NLA(RCN)	$41	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	0	.95
% AIR COND	0	1.00
% 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	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,440	1945	40.34	58,093
B	CAN	N	CANOPY	32		13.22	423

TOTAL RCN	58,516
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1976 / 45		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$37,500

Key: 1700

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,442

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORNI MICHAEL SR THE 563 SPRING STREET TRUST 563 SPRING ST E BRIDGEWATER, MA 02333	43-1-0	563 SPRING ST

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	80	MULTI-USE COM		3	3 of 3

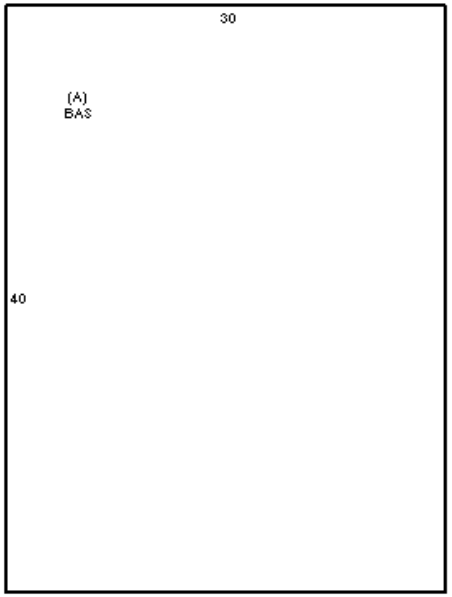
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	29,600	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/10/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	53	0.36	STORAGE [100%]
QUALITY	M	0.50	MINIMAL [100%]
FRAME	3	1.01	FR W/ VENEER [100%]

MEASURE	5/10/2018	EST
LIST	5/10/2018	EST
REVIEW	6/8/2018	ER

BLDG COMMENTS

STORAGE GARAGE

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,200	DETAIL ADJ	0.298
$NLA(RCN)	$33	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	0	.95
% AIR COND	0	1.00
% 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	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,200	1985	33.28	39,937

TOTAL RCN	39,937
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1990 / 31	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$29,600