

Key: 1715

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.456

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CURRENT OWNER				PARCEL ID				LOCATION			
DALE LARRY A TR 523 SPRING STREET REALTY TRUST 523 SPRING ST EAST BRIDGEWATER, MA 02333				43-18-0				523 SPRING ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DALE LARRY A TR				08/27/2012	N	675,000	41854-154				
KELLEHER J, RAMSAY S, ADR				02/20/1996	G	550,000	14148-243				
KELLEHER J D, RAMSAY S W,				02/19/1996	QS	550,000	14148-243				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	MANUFACT BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1310		51	FIELD REVIEW		05/10/2018	RJM	100	100
		6	CYCL GROWTH		07/24/2013	LF	100	100
		3	ALTERATIONS	16,950	07/24/2013		100	100
712	09/24/2012 07/29/2002	3	ALTERATIONS	600,000			100	100

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	0.90	181,260
203	A	1,000	C2	1.00	100	1.00	100	1.00	53,910	1.00	100	0.90	53,910
303	A	11,056	C2	1.00	100	1.00	100	1.00	7,470	1.00	100	0.90	82,590

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TOTAL	13.056 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	NOTE Easement Bk 23350 P18. Ch 21E site			LAND	317,800	306,900
Inf1	FACTOR 100		BUILDING	628,500	610,600		
Inf2	PHY 100		DETACHED	9,200	8,700		
			OTHER	0	0		
					TOTAL	955,500	926,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		7,500	3.70	8,300
SHF	A	1.00	30 0.70 5X8		40	20.44	600
SW2	A	1.00	30 0.70 2X5		10	40.40	300

PHOTO 05/10/2018

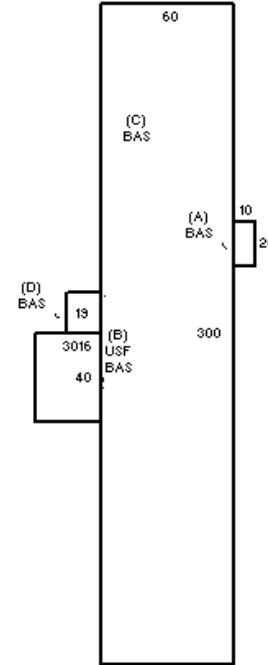


BLDG COMMENTS
CENTCO ARCHITECTURAL METALS

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2018	RJM
MODEL	5		CIM-5	LIST	5/10/2018	RJM
STYLE	63	0.61	LIGHT MANUF. [89%]	REVIEW	6/8/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

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YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,256,900
NET AREA	20,904	DETAIL ADJ	0.534	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	504	1965	60.13	30,304	CONDITION ELEM	CD
\$NLA(RCN)	\$60	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	1,200	1965	60.13	72,153	EXTERIOR	F
				ROOF SHAPE	4	FLAT/SHED	0.98	B	USF	L	UP-STRY FIN	1,200	1965	60.13	72,153	INTERIOR	F
				ROOF COVER	11	MEMBRANE	1.02	C	BAS	L	BASE AREA	18,000	1965	60.13	1,082,290	CDN/APP	F
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	15	SUSPENDED	0.95										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



EFF. YR/AGE	1962 / 59
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$628,500