

Key: 1767

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.492

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FOLLONI PETER M & MASSCOTTE MICHELE M H L FOLLONI TRUST PO BOX 252 HALIFAX, MA 02338				44-28-0				167 LAUREL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOLLONI PETER M & MASSCOT				03/06/2013	A	100	42765-327				
FOLLONI HELEN L				10/16/1996	A	100	14718-157				
FOLLONI MICHAEL & HELEN L				04/30/1969	QS		3515-756				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4010	100	WAREHOUSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS14-11	12/31/2012	51	FIELD REVIEW		05/10/2018	RJM	100	100
		51	FIELD REVIEW		09/30/2013	LF	100	100
		5	SPLIT/SUB		11/15/2013	ER	100	100

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	41,371	C2	1.00	100	1.00	100	1.00	C2	0.90		179,230

TOTAL	41,371 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N O T E C/W 29. . .			LAND	179,200	173,200
Inf1	FACTOR 100		BUILDING	534,700	516,600		
Inf2	PHY 100		DETACHED	4,400	4,200		
			OTHER	0	0		
					TOTAL	718,300	694,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		4,000	3.70	4,400



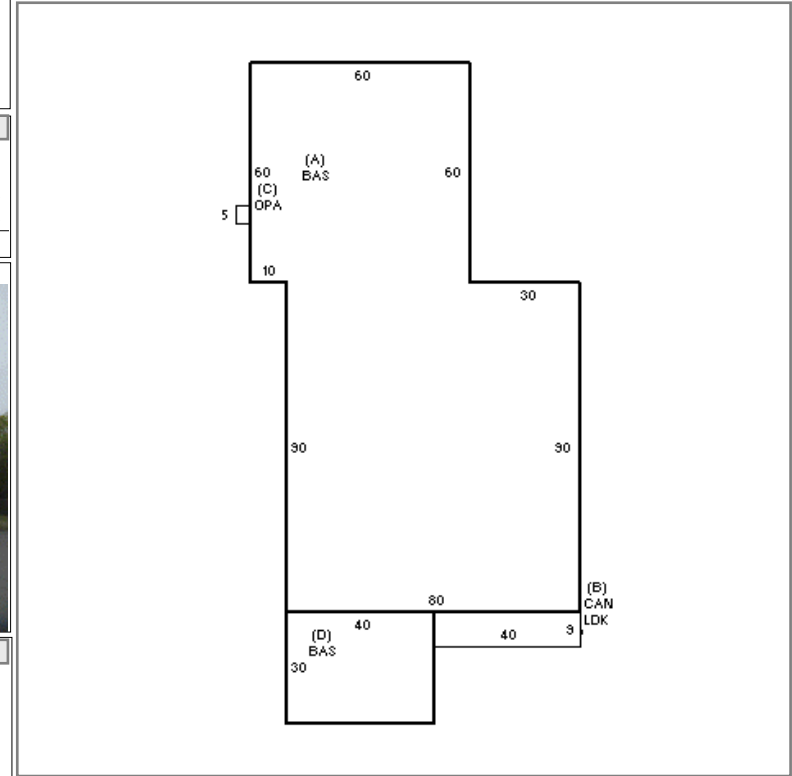
BLDG COMMENTS

PEMFO PACKAGING CO

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2018	RJM
MODEL	5		CIM-5	LIST	5/10/2018	RJM
STYLE	63	0.61	LIGHT MANUF. [90%]	REVIEW	6/8/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	12,000	DETAIL ADJ	0.529	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	10,800	1965	62.18	671,508
\$NLA(RCN)	\$64	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	LDK	N	LOADING DOCK	360		29.10	10,476
				ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	360		18.90	6,804
				ROOF COVER	10	METAL	1.00	C	OPA	N	OPEN PORCH	20		23.90	478
				FLOOR COVER	9	CONCRETE	0.95	D	BAS	L	BASE AREA	1,200	1965	62.18	74,612
				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								

TOTAL RCN	763,878
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE 1983 / 38	
COND	30 30%
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$534,700



DETACHED

BUILDING