

Key: 189

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 174

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SAVINO JOSEPH & EVERETT FRANCES REALTY TRUST 569 WEST STREET E BRIDGEWATER, MA 02333				4-138-0				124 ROBINS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SAVINO JOSEPH & EVERETT				09/13/2006	L	293,000	(109600)				
COOKE JOSEPH P				03/05/2002	QS	450,000	(100859)				
GILLIS DAVID J				09/24/1997	QS	335,000	0460-090				

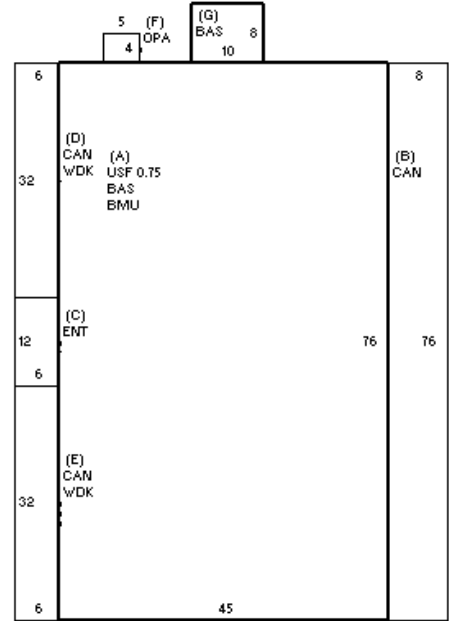
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
507	04/18/2002	51	FIELD REVIEW		05/14/2018	RJM	100	100
		51	FIELD REVIEW		07/29/2013	LF	100	100
		3	ALTERATIONS	20,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	36,300	C4	1.00	100	126,882	1.15	60	0.60	C4		121,960

DETACHED

TOTAL	36,300 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	N O T E  C/W 96-99 110-113 139-147 #415690 #92090- Variance to resume prior use as restaurant	LAND	122,000	117,800		
Infl1	FACTOR 100		BUILDING	195,400	195,500		
Infl2	PHY 100		DETACHED	16,700	15,800		
			OTHER	0	0		
			<b>TOTAL</b>	<b>334,100</b>	<b>329,100</b>		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/14/2018
PAV	A	1.00	70 0.30 ASPH PAVING		15,000	3.70	16,700		

BUILDING	CD	ADJ	DESC	MEASURE	5/14/2018	RJM
MODEL	5		CIM-5	LIST	5/14/2018	EST
STYLE	39	1.05	RESTAURANT [100%]	REVIEW	5/30/2018	ER
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS						
VACANT/VANDALIZED						

G

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	977,061
NET AREA	6,065	DETAIL ADJ	1.048	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	3,420		25.10	85,825		
\$NLA(RCN)	\$161	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	A	USF	L	UP-STRY FIN	2,565	1983	142.02	364,274		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	CAN	N	CANOPY	992		19.84	19,686		
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	1.00	C	ENT	N	ENCL ENTRY	72		29.08	2,094		
% HEATED	100	1.00	FLOOR COVER	3	W/W CARPET	1.00	1.00	+	WDK	N	WOOD DECK	384		19.84	7,620		
% AIR COND	100	1.03	INT. FINISH	2	DRYWALL	1.00	1.00	F	OPA	N	OPEN PORCH	20		25.10	502		
% SPRINKLER	0	1.00	HEATING/COOL	9	WARM/COOL AIR	1.00	1.00	+	BAS	L	BASE AREA	3,500	1983	142.02	497,060		
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE 1972 / 49	
COND	40 40 %
FUNC	0
ECON	40 VAC/LOC
DEPR	80 % GD 20
RCNLD	\$195,400