

Key: 2000

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.710

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CUMBERLAND FARMS INC 165 FLANDERS RD WESTBOROUGH, MA 01581				51-15-0				143 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUMBERLAND FARMS INC				03/21/1989	A	10	9041-304				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3491	01/17/2018	3	ALTERATIONS	800	05/09/2018	RJM	100	100
		60	SITE INSPECT		12/18/2017	RJM	100	100
1846	01/13/2014	3	ALTERATIONS	2,000			100	100
		6	CYCL GROWTH		07/18/2013	DF	100	100
1513	04/18/2013	3	ALTERATIONS	15,675		LF	100	100

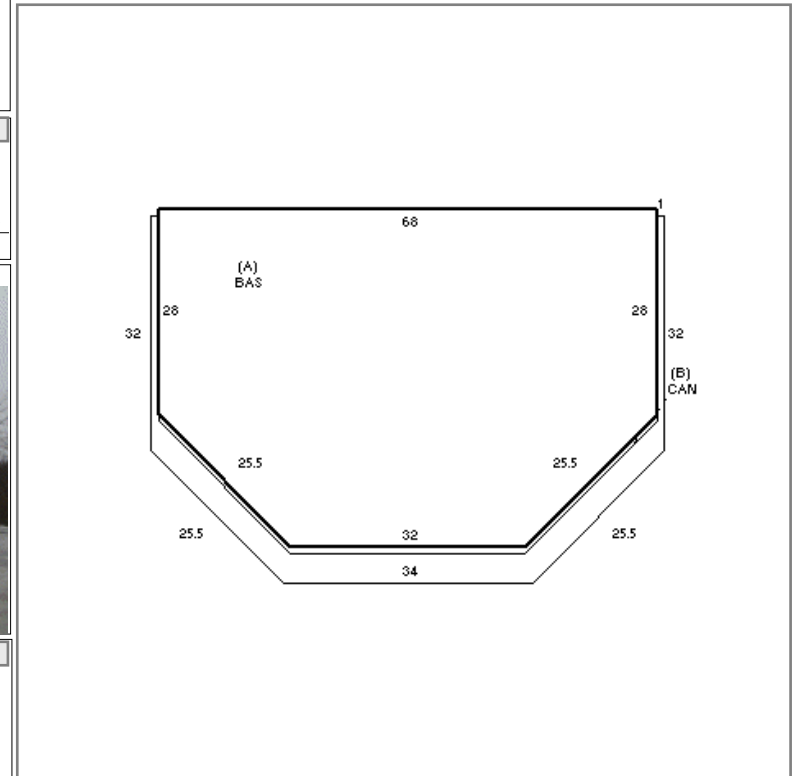
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	55,321	C4	1.00	100	1.00	100	1.00	C4	1.05		268,570

TOTAL	1.270 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	NOTE	LAND	268,600	259,500		
Infl1	FACTOR 100		BUILDING	544,700	525,000		
Infl2	PHY 100		DETACHED	453,100	432,000		
			OTHER	0	0		
			TOTAL	1,266,400	1,216,500		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		40,000	3.70	44,400
W04	A	1.00	70 0.30		190	8.90	500
TN1	G	1.20	20 0.80	3TANK-12000	36,000	3.12	89,900
PM6	G	1.20	20 0.80		6	27,525.72	132,100
C06	E	1.80	30 0.70	10X20 WST EN	60	33.12	1,400
SP2	E	1.80	10 0.90	6X10 ELECT	60	364.14	19,700
SHF	A	1.00	20 0.80	10X12	120	20.44	2,000
SIC	V	1.50	20 0.80	48X60	2,880	69.75	160,700
LH1	A	1.00	30 0.70		2	1,707.40	2,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	RJM
STYLE	32	1.15	CONVEN. STORE [100%]	REVIEW	12/28/2017	RJM
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

CUMBERLAND FARMS/GULF GAS

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	640,878
NET AREA	2,804	DETAIL ADJ	1.203	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,804	1989	225.55	632,441		
\$NLA(RCN)	\$229	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	B	CAN	N	CANOPY	372		22.68	8,437		
				ROOF SHAPE	4	FLAT/SHED	0.98										
				ROOF COVER	11	MEMBRANE	1.02										
				FLOOR COVER	4	TILE	0.98										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																CDN/APP	G
																EFF.YR/AGE	2006 / 15
																COND	15 15%
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$544,700