

Key: 2003

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.711

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DILETZIA DEVELOPMENT LLC 201 REVERE ST CANTON, MA 02021				51-16-0				225-8241 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DILETZIA DEVELOPMENT LLC				01/03/2008	QS	5,550,000	35469-04				
BEDFORD CROSSING, LLC				08/07/2006	F	4,750,000	33153-320				
BEDFORD CROSSING LLC				06/02/2006	QS	4,750,000	32792-059				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3230	100	SHOPPING CNTR				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-446	09/13/2021	3	ALTERATIONS	5,500	06/01/2022	PJK	100	100
BP-20-149	04/24/2020	3	ALTERATIONS	1,000	06/10/2020	SLB	100	100
BP-20-54	01/27/2020	3	ALTERATIONS	169,500	06/10/2020	SLB	100	100
BP-19-246	07/28/2019	3	ALTERATIONS	12,795	06/10/2020	SLB	100	100
		60	SITE INSPECT		12/18/2017	RJM	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	253,519	C4	1.00	100	1.00	100	1.00	C4	1.05		1,230,750

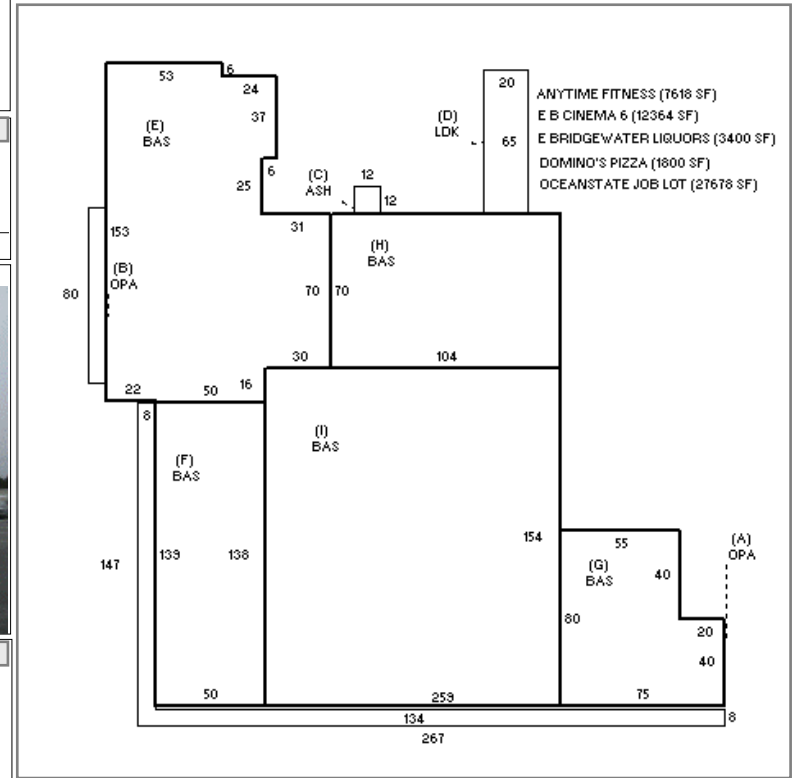
TOTAL	5.820 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	NOTE ZONING BOARD DECISION 5/23/05. ...	LAND	1,230,800	1,189,200		
Infl1	FACTOR 100		BUILDING	3,452,200	3,228,500		
Infl2	PHY 100		DETACHED	151,400	143,600		
			OTHER	1,093,700	1,055,700		
			TOTAL	5,928,100	5,617,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/18/2017
PAV	A	1.00	80 0.20		110,000	3.70	81,400		
LH1	A	1.00	50 0.50		8	1,707.40	6,800		
SP2	V	1.50	20 0.80	7X18	126	303.45	30,600		
C06	A	1.00	70 0.30		500	18.40	2,800		
LH4	A	1.00	50 0.50		2	4,626.60	4,600		
SP2	V	1.50	30 0.70	6X12	72	303.45	15,300		
SP2	A	1.00	30 0.70	7X10	70	202.30	9,900		

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	RJM
STYLE	33	0.77	DISCOUNT STORE [39%]	REVIEW	7/27/2020	KT
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,076,747
NET AREA	53,228	DETAIL ADJ	0.814	FOUNDATION	2	SLAB	1.00	+	OPA	N	OPEN PORCH	3,888		25.09	97,569		
\$NLA(RCN)	\$95	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	C	ASH	N	ATT SHED	144		22.58	3,251		
				ROOF SHAPE	4	FLAT/SHED	0.98	D	LDK	N	LOADING DOCK	1,300		29.10	37,830		
				ROOF COVER	11	MEMBRANE	1.02	E	BAS	L	BASE AREA	13,212	1953	92.77	1,225,711		
				FLOOR COVER	4	TILE	0.98	+	BAS	L	BASE AREA	12,100	1953	92.77	1,122,548		
				INT. FINISH	2	DRYWALL	1.00	H	BAS	L	BASE AREA	7,280	1953	92.77	675,384		
				HEATING/COOL	9	WARM/COOL AIR	1.00	I	BAS	L	BASE AREA	20,636	1953	92.77	1,914,454		
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										



BUILDING

CONDITION ELEM	CD	TOTAL RCN	5,076,747
EXTERIOR	G		
INTERIOR	A		
CDN/APP	A		

EFF. YR/AGE	1980 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68

RCNLD	\$3,452,200
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Key: 2003

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.712

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
DILETZIA DEVELOPMENT LLC		51-16-0		225-&241 BEDFORD ST	
201 REVERE ST		TRANSFER HISTORY		DOS	T
CANTON, MA 02021				SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3230	100	SHOPPING CNTR				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

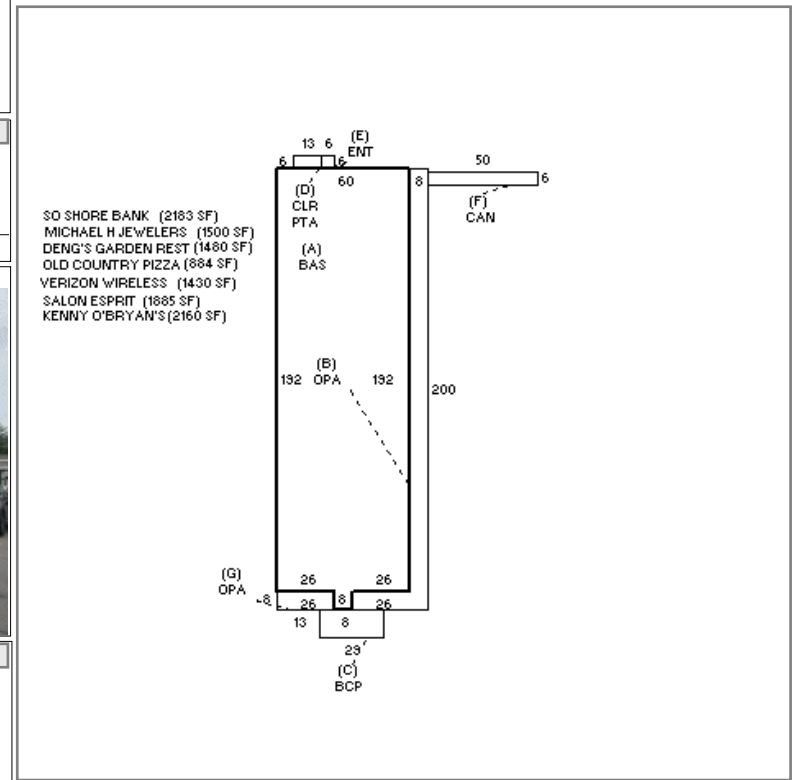
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	1,093,700	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
CARRIAGE CROSSING



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	RJM
STYLE	35	0.85	LOC. SHOP. CNTR [100%]	REVIEW	12/28/2013	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,458,232
NET AREA	11,584	DETAIL ADJ	0.877	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	11,584	1989	108.64	1,258,495	CONDITION ELEM	CD
\$NLA(RCN)	\$126	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	+	OPA	N	OPEN PORCH	2,016		25.10	50,592	EXTERIOR	A
				ROOF SHAPE	4	FLAT/SHED	0.98	C	BCP	N	BANK CANOPY	377		53.02	19,990	INTERIOR	A
				ROOF COVER	11	MEMBRANE	1.02	D	PTA	N	PATIO	78		5.36	418	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00	D	CLR	N	COOLER	78		43.10	3,362		
				INT. FINISH	2	DRYWALL	1.00	E	ENT	N	ENCL ENTRY	36		29.08	1,047		
				HEATING/COOL	9	WARM/COOL AIR	1.00	F	CAN	N	CANOPY	300		19.85	5,954		
				FUEL SOURCE	2	GAS	1.00		PNW	O	PNW TELLER	2		44,233.00	88,466		
				ARPUD	0		1.00		NDB	O	NT DEP BOX	1		10,917.00	10,917		
				AFFORDABLE	0		1.00		V06	O	6" VLT DOOR	1		18,991.00	18,991		
																EFF.YR/AGE	1992 / 29
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$1,093,700