

Key: 2017

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.727

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
DEWHURST LUMBER CO INC 215 BEDFORD ST E BRIDGEWATER, MA 02333				51-29-0				215 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEWHURST LUMBER CO INC				07/23/1953	QS		2285-458				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3130	100	LUMBER YARDS				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
815	01/08/2007	61	SITE VISIT		12/18/2017	RJM	100	100
3392		6	CYCL GROWTH		07/18/2013	DF	100	100
		6	CYCL GROWTH		03/10/2009	DF	100	100
		3	ALTERATIONS	10,000			100	100
		3	ALTERATIONS	50,000			100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	89,995	C4	1.00	100	211,470	1.00	100	1.00	C4	1.05	436,900
303	A	10,354	C4	1.00	100	8,715	1.00	100	1.00	C4	1.05	90,240

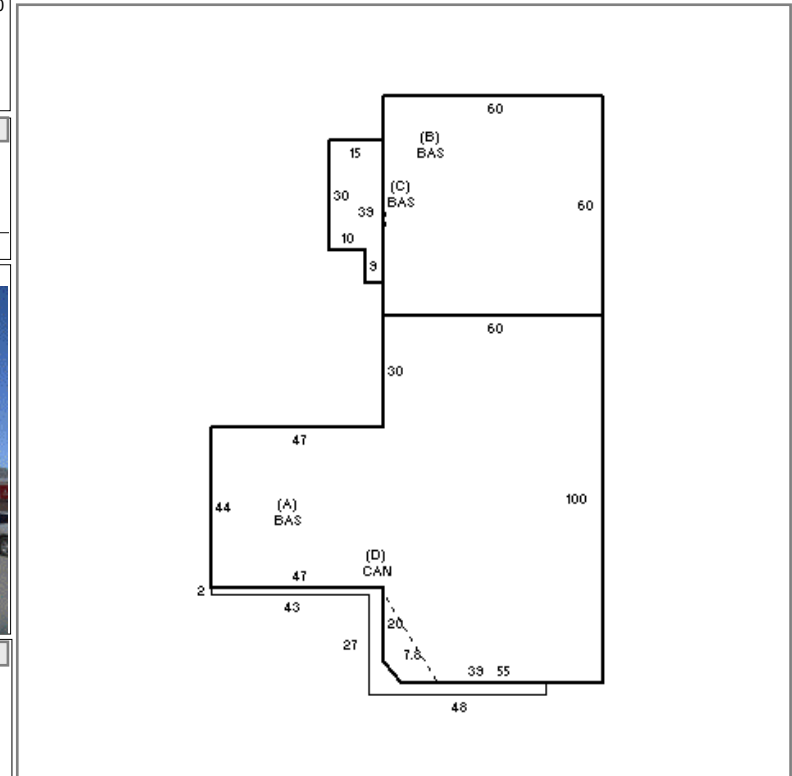
TOTAL	12.420 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	T 4590. 225 BEDFORD ST. NOTE			LAND	527,100	509,100
Inf1	FACTOR 100				BUILDING	491,000	446,700
Inf2	PHY 100				DETACHED	66,300	62,800
					OTHER	229,300	191,100
					TOTAL	1,313,700	1,209,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		45,000	3.70	50,000
C06	A	1.00	70 0.30		2,000	18.40	11,000
SM2	A	1.00	30 0.70 4X6		24	80.10	1,300
SHF	A	1.00	30 0.70 6X16		96	20.44	1,400
SHF	A	1.00	30 0.70 8X12		96	20.44	1,400
SHF	A	1.00	30 0.70 6X14		84	20.44	1,200



BLDG COMMENTS

DEWHURST LUMBER



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	EST
STYLE	31	0.74	STORE [66%]	REVIEW	12/28/2017	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	2	0.99	MASONRY [66%]			

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	892,652
NET AREA	12,148	DETAIL ADJ	0.732	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	8,053	1960	73.02	588,029	CONDITION ELEM	CD
\$NLA(RCN)	\$73	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	3,600	1984	73.02	262,871	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	495	1984	73.02	36,145	INTERIOR	F
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	CAN	N	CANOPY	349		16.07	5,607	CDN/APP	A
				FLOOR COVER	5	VINYL	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF. YR/AGE	1967 / 54
																COND	45 45 %
																FUNC	0
																ECON	0
																DEPR	45 % GD 55
																RCNLD	\$491,000

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Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.728

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DEWHURST LUMBER CO INC				51-29-0				215 BEDFORD ST			
215 BEDFORD ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
E BRIDGEWATER, MA 02333											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3130	100	LUMBER YARDS				2	2 of 3	
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	209,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

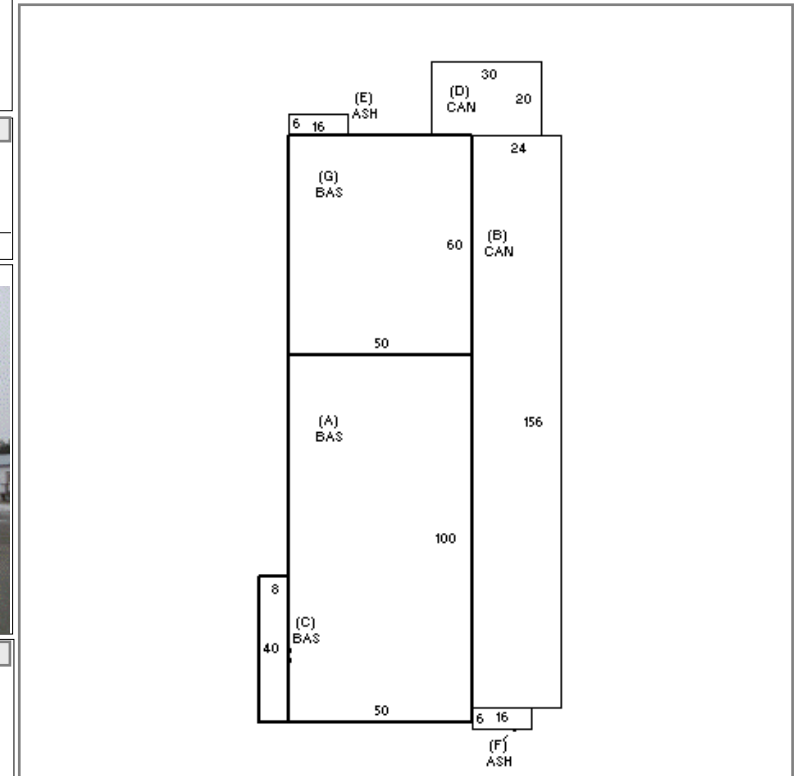
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/18/2017

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	RJM
STYLE	56	0.59	WAREHOUSE [96%]	REVIEW	12/28/2017	RJM
QUALITY	L	0.70	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,510
NET AREA	8,320	DETAIL ADJ	0.479	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,000	1960	41.12	205,618	CONDITION ELEM	CD
\$NLA(RCN)	\$48	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	CAN	N	CANOPY	4,344		13.23	57,471	EXTERIOR	F
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	320	1960	41.13	13,160	INTERIOR	F
				ROOF COVER	10	METAL	1.00	+	ASH	N	ATT SHED	192		15.05	2,890	CDN/APP	F
				FLOOR COVER	9	CONCRETE	0.95	G	BAS	L	BASE AREA	3,000	1986	41.12	123,371		
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	8	NONE	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

BUILDING



BLDG COMMENTS		LUMBER WAREHOUSE
CAPACITY		STORIES: 1, % HEATED: 0, % AIR COND: 0, % SPRINKLER: 0
UNITS		MEASURE LIST REVIEW: 12/18/2017, 12/18/2017, 12/28/2017
ADJ		EFF. YR/AGE: 1964 / 57
ADJ		COND: 48, FUNC: 0, ECON: 0, DEPR: 48 % GD: 52
ADJ		RCNLD: \$209,300

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Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.729

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DEWHURST LUMBER CO INC				51-29-0				215 BEDFORD ST			
215 BEDFORD ST				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
E BRIDGEWATER, MA 02333											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3130	100	LUMBER YARDS				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

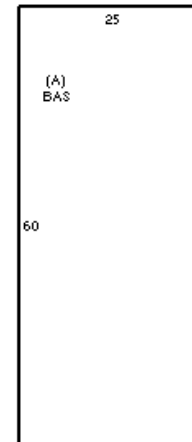
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	20,000	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								12/18/2017
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	EST
STYLE	53	0.36	STORAGE [100%]	REVIEW	12/28/2017	RJM
QUALITY	M	0.50	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,500	DETAIL ADJ	0.277	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	1,500	1960	27.79	41,687
\$NLA(RCN)	\$28	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00								
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	2	SOFTWOOD	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	41,687	
CONDITION ELEM	CD	
EXTERIOR		F
INTERIOR		F
CDN/APP		F
EFF.YR/AGE	1960 / 61	
FUNC	52	52 %
ECON	0	
DEPR	52	% GD 48
RCNLD	\$20,000	