

Key: 2471

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.131

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|-----------|----|------------|--------------|--------------|--|--|--|
| EAST BRIDGEWATER CEMETERY CORP 170 CENTRAL ST E BRIDGEWATER, MA 02333 | | | | 61-19-0 | | | | 60 CHURCH ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| EAST BRIDGEWATER CEMETERY | | | | | QS | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|----------|------------|-------------|-------------|--------|------------|-----|--------|-----|
| 9530 | 100 | CEMETERIES | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| BP-20-83 | 03/17/2020 | 3 | ALTERATIONS | 6,000 | 05/26/2020 | SLB | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 43,560 4 | 1.00 | 100 | 1.00 | 225,600 | 1.00 | 100 | 4 | 1.20 | | 225,600 |
| 200 | A | 2,000 4 | 1.00 | 100 | 1.00 | 52,500 | 1.00 | 100 | ELP | 1.00 | | 105,000 |
| 300 | A | 9,110 4 | 1.00 | 100 | 1.00 | 5,700 | 0.68 | 100 | ELP | 1.00 | | 35,530 |

| | | | | | | | |
|-------|--------------|--------|----------|--------|----------|---------|----------|
| TOTAL | 12.110 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | RES 4 | NOTE | | | LAND | 366,100 | 315,900 |
| Inf1 | FACTOR 100 | | LAND | 47,100 | 44,800 | | |
| Inf2 | PHY 100 | | DETACHED | 7,900 | 7,500 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 421,100 | 368,200 | |

42

(A)
ATF 0.50
BAS

28




PHOTO 05/25/2020

BLDG COMMENTS
EAST BRIDGEWATER CEMETARY CORP

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 50 0.50 | 1176 S/F | | 1,176 | 13.42 | 7,900 |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/3/2013 | DF |
|----------|----|------|------------------------|---------|----------|----|
| MODEL | 5 | | CIM-5 | LIST | 5/3/2013 | DF |
| STYLE | 20 | 1.10 | OFFICE BUILDING [100%] | REVIEW | 5/3/2013 | DF |
| QUALITY | M | 0.50 | MINIMAL [100%] | | | |
| FRAME | 2 | 1.00 | MASONRY [100%] | | | |

LAND

| YEAR BLT | 1950 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 134,450 | | |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,764 | DETAIL ADJ | 1.024 | FOUNDATION | 2 | SLAB | 1.00 | A | BAS | L | BASE AREA | 1,176 | 1950 | 95.14 | 111,890 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$76 | OVERALL | 1.000 | EXT. COVER | 14 | OTHER | 1.00 | A | ATF | L | ATTIC | 588 | 1950 | 38.37 | 22,560 | EXTERIOR | P | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | | | | | | | | | | | INTERIOR | P |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | | | | | | | | | | CDN/APP | P |
| | | | | FLOOR COVER | 4 | TILE | 0.98 | | | | | | | | | | | EFF.YR/AGE | 1948 / 73 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | | COND | 65 65 % |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | | | | FUNC | 0 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | ECON | 0 |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | | | | DEPR | 65 % GD 35 |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | | | | RCNLD | \$47,100 |