

Key: 2547

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.174

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
GRAHAM DANIEL A 20 N BEDFORD ST E BRIDGEWATER, MA 02333				61-58-0				20 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GRAHAM DANIEL A				04/02/2010	B	750,000	38388-5				
GRAHAM ROBERT D				11/06/2006	H	1	33637-334				
GRAHAM ROBERT D & JUDITH				09/13/1978	QS		4530-147				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO SALES/SERV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-128	03/31/2021	3	ALTERATIONS	8,500	07/29/2021	PJK	100	100
		60	SITE INSPECT		12/26/2017	RJM	100	100
3370	08/22/2017	3	ALTERATIONS	500			100	100
2017-0077	07/13/2017	6	CYCL GROWTH	2,500			100	100
2102	07/02/2014	3	ALTERATIONS	3,675	07/23/2014	SLB	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	25,120	C3	1.00	1.00	1.00	1.00	201,400	1.54	100	1.00	C3	1.00	178,960

TOTAL	25,120 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N O T E T 12217...			LAND	179,000	172,900
Infl1	FACTOR 100		LAND	251,000	242,900		
Infl2	PHY 100		DETACHED	17,100	16,200		
			OTHER	0	0		
					TOTAL	447,100	432,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		12,000	3.70	13,300
LH1	A	1.00	50 0.50		1	1,707.40	900
SP2	A	1.00	40 0.60	3X6	18	202.30	2,200
W08	A	1.00	70 0.30		150	16.00	700



BLDG COMMENTS

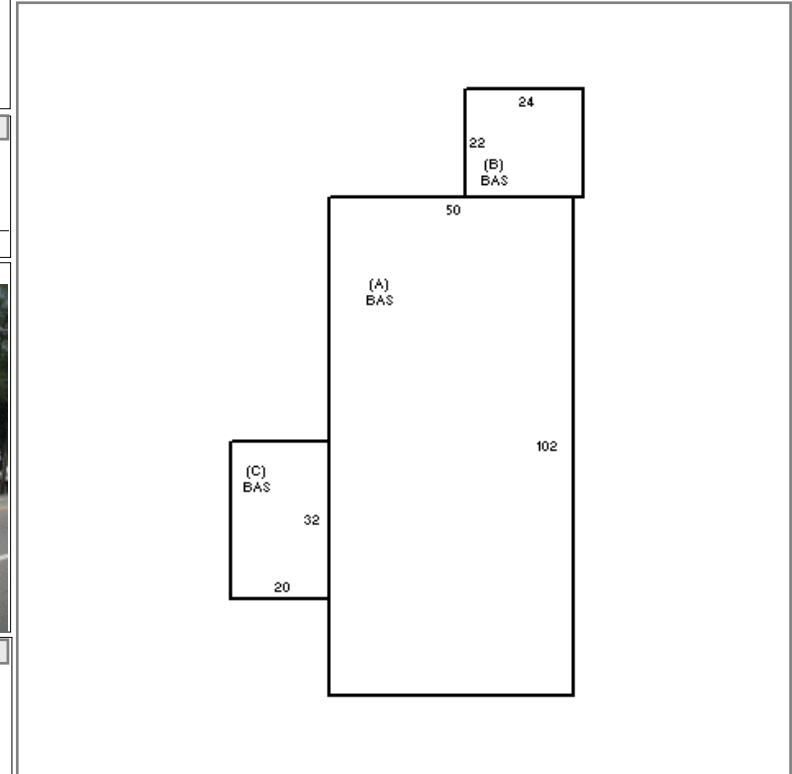
GRAHAM AUTO SALES & SERVICES

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2017	RJM
MODEL	5		CIM-5	LIST	1/3/2018	RJM
STYLE	52	0.59	SERVICE GARAGE [81%]	REVIEW	1/12/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [92%]			

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	6,268	DETAIL ADJ	0.495	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$64	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95
% AIR COND	10		1.00	INT. FINISH	6	MINIMUM	0.95
% SPRINKLER	0		1.00	HEATING/COOL	15	SUSPENDED	0.95
				FUEL SOURCE	2	GAS	1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	5,100	1971	63.56	324,148
B	BAS	L	BASE AREA	528	1971	63.56	33,559
C	BAS	L	BASE AREA	640	1971	63.56	40,677

TOTAL RCN	398,384
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1975 / 46
COND	37 37 %
FUNC	0
ECON	0
DEPR	37 % GD 63
RCNLD	\$251,000



DETACHED

BUILDING