

Key: 2554

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.182

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
37 NORTH CENTRAL ST REALTY TR REYNOLDS JOHN P & TANYA J 37 N CENTRAL ST E BRIDGEWATER, MA 02333				61-67-0				37 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
37 NORTH CENTRAL ST REALT				08/02/2019	QS	310,000	51458-039				
SCHAUERTE RICHARD				12/09/2002	QS	200,000	23622-166				
JOLY PAUL & JUDITH A				01/25/1988	QS	62,000	8255-208				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	MANUFACT BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		05/14/2020	PW	0	0
		60	SITE INSPECT		12/20/2017	RJM	100	100
		51	FIELD REVIEW		09/17/2013	LF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	35,000	C3	1.00	100	1.00	100	1.00	C3	1.00		192,070

TOTAL	35,000 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE F=LO/SO E=MKT/INC ADJ. .	LAND	192,100	185,600			
Inf1	FACTOR 100		BUILDING	92,700	92,300			
Inf2	PHY 100		DETACHED	27,400	26,100			
			OTHER	0	0			
			TOTAL	312,200	304,000			

DETACHED

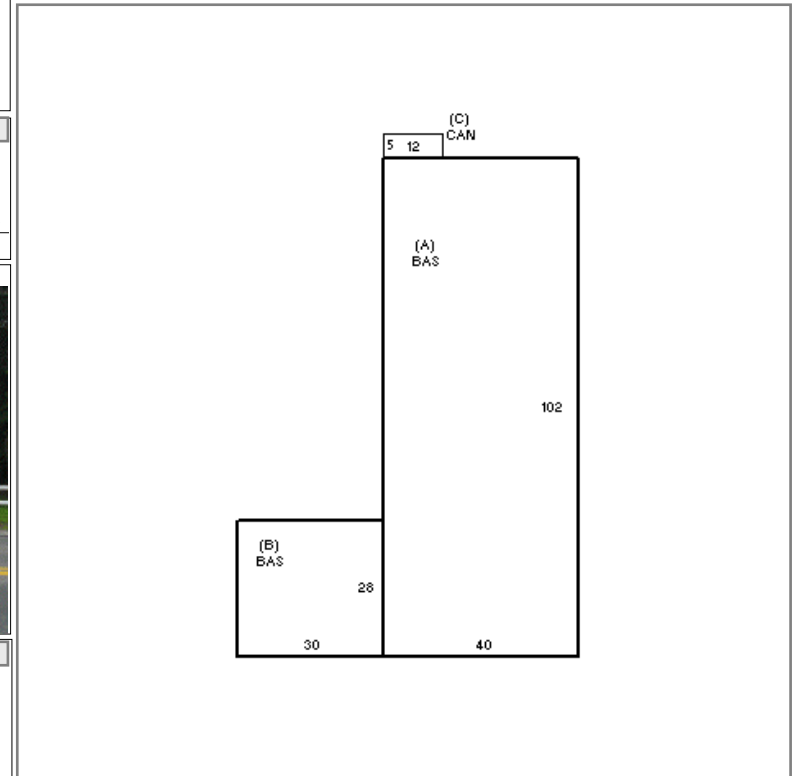
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHB	V	1.50	50 0.50	20X40	800	21.35	8,500
DGF	G	1.20	50 0.50	22X28	616	61.32	18,900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2017	RJM
MODEL	5		CIM-5	LIST	12/20/2017	RJM
STYLE	63	0.64	LIGHT MANUF. [83%]	REVIEW	1/2/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	4,920	DETAIL ADJ	0.635
\$NLA(RCN)	\$86	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,080	1920	85.39	348,380
B	BAS	L	BASE AREA	840	1920	85.39	71,725
C	CAN	N	CANOPY	60		18.90	1,134

TOTAL RCN	421,239
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1950 / 71
COND	63 63 %
FUNC	15 DEFUNCT/VAC
ECON	0
DEPR	78 % GD 22
RCNLD	\$92,700