

Key: 2556

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.183

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SOUTH SHORE CO-OPERATIVE BANK S/O SOPHIE PROPERTIES LLC 29 WEST ST PEMBROKE, MA 02359				61-69-0				6 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOPHIE PROPERTIES LLC				07/15/2022	U	337,500	57030-080				
SOUTH SHORE CO-OPERATIVE				12/01/1969	QS		3569-792				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3410	100	BANK BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-394	08/08/2022	3	ALTERATIONS	10,000				0
		60	SITE INSPECT		12/19/2017	RJM	100	100
2765	11/25/2015	3	ALTERATIONS	15,535	12/07/2015	SB	100	100
2765	11/25/2015	3	ALTERATIONS	4,688	12/07/2015	SB	100	100
2765	11/25/2015	3	ALTERATIONS	3,350	12/07/2015	SB	100	100

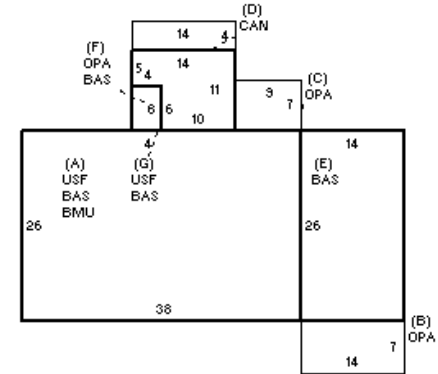
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	10,586 C4	1.00	100	1.00	211,470	3.06	100	1.00	C4	1.05	157,070

TOTAL	10,585 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	N O T E T 9503. ...	LAND	157,100	151,800		
Infl1	FACTOR 100		BUILDING	486,900	463,800		
Infl2	PHY 100		DETACHED	8,300	7,900		
			OTHER	0	0		
			TOTAL	652,300	623,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30 9X300		2,700	3.70	3,000
SM2	S	2.50	10 0.90 3X5		15	200.25	2,700
SM2	V	1.50	10 0.90 2-3X4		24	120.15	2,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	RJM
MODEL	5		CIM-5	LIST	12/19/2017	RJM
STYLE	24	1.40	BANK [60%]	REVIEW	1/2/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
COASTAL HERITAGE BANK

G

YEAR BLT	1800	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	658,009
NET AREA	2,518	DETAIL ADJ	1.433	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	988		23.90	23,613		
\$NLA(RCN)	\$261	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	1,012	1800	231.92	234,702		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	291		23.90	6,955		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	CAN	N	CANOPY	56		18.89	1,058		
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,506	1800	231.92	349,270		
				INT. FINISH	1	PLASTER	1.04	DUW	O	O	DRIVE-UP WIND	1		15,098.00	15,098		
				HEATING/COOL	2	HOT WATER	1.02	NDB	O	O	NT DEP BOX	1		10,917.00	10,917		
				FUEL SOURCE	1	OIL	1.00	V04	O	O	4" VLT DOOR	1		16,396.00	16,396		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																CDN/APP	G
																EFF.YR/AGE	1990 / 31
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$486,900