

Key: 2561

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.186

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BETHPAGE LLC PO BOX 445 E BRIDGEWATER, MA 02333				61-73-0				49 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BETHPAGE LLC				01/28/2019	B	100	50760-106				
CHIPMAN GERALD P				01/03/2011	B	10,000	39499-307				
EAST BRIDGEWATER SAVINGS				11/24/1987	QS		8147-242				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1302	09/19/2012	99	OTHER		06/02/2020	SD	0	0
		60	SITE INSPECT		12/18/2017	RJM	100	100
		6	CYCL GROWTH		04/03/2017	PW	100	100
		6	CYCL GROWTH		07/18/2013	DF	100	100
		3	ALTERATIONS	2,045	07/18/2013	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE					
103	S	3,000	C4	1.00	100	1.00	100	1.00	211,470	7.50	100	1.00	C4	1.05			109,230

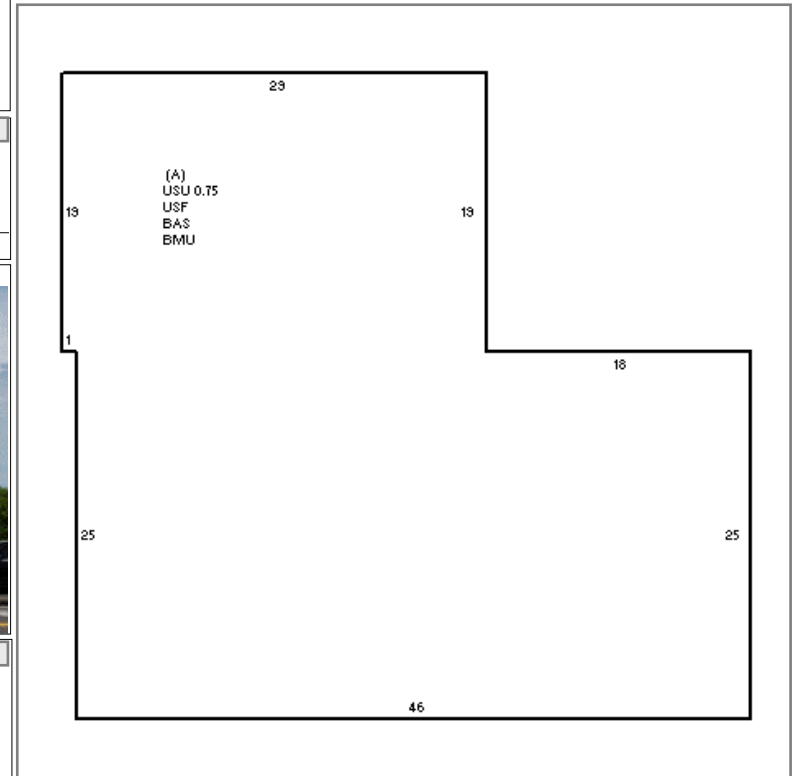
TOTAL	3,006 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	N O T E LOT 2 PLAN 95-224.	LAND	109,200	105,500	
Infl1	FACTOR 100		BUILDING	294,100	280,200	
Infl2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
			TOTAL	403,300	385,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
POMROY ASSOCIATES



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/18/2017	RJM
MODEL	5		CIM-5	LIST	12/18/2017	RJM
STYLE	53	0.63	STORAGE [64%]	REVIEW	1/2/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1806	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ			
NET AREA	4,678	DETAIL ADJ	0.671	FOUNDATION	4	FLR & WALL	1.00			
\$NLA(RCN)	\$87	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05			
CAPACITY				UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	
STORIES	2.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	FLOOR COVER	3	W/W CARPET	1.00
% HEATED	100	1.00	INT. FINISH	1	PLASTER	1.04	HEATING/COOL	9	WARM/COOL AIR	1.00
% AIR COND	100	1.03	FUEL SOURCE	2	GAS	1.00	ARPUD	0		1.00
% SPRINKLER	0	1.00	AFFORDABLE	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,701		23.90	40,654
A	BAS	L	BASE AREA	1,701	1806	91.27	155,250
A	USF	L	UP-STRY FIN	1,701	1806	91.27	155,250
A	USU	L	UP-STRY UNF	1,276	1806	44.96	57,363

TOTAL RCN	408,517
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	1986 / 35
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$294,100