**Key: 2569**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,193

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **A L PRIME ENERGY CONSULTANTS**<br>**18 LARK AVE**<br>**SAUGUS, MA 01906** | **61-82-0** | **49 CENTRAL ST** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| A L PRIME ENERGY CONSULTA | 06/26/1998 | G | 200,000 | 16337-299 |
| ANDERSON EILEEN D | 09/05/1985 | QS | | 6293-139 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| **3340** | **100** | **SERVICE STATION** | | **1** | **1 of 1** |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 60 | SITE INSPECT | | 12/19/2017 | RJM | 100 | 100 |
| 2039 | 06/05/2014 | 3 | ALTERATIONS | 380 | | | 100 | 100 |
| 1827 | 12/09/2013 | 3 | ALTERATIONS | 135 | 12/09/2013 | | 100 | 100 |
| | | 51 | FIELD REVIEW | | 10/01/2013 | LF | 100 | 100 |
| 1028 | 11/23/2011 | 3 | ALTERATIONS | 2,200 | 07/23/2013 | DF | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 103 | S | 7,900 | C4 1.00 | 100 1.00 | 100 1.00 | 211,470 | 3.86 | 100 1.00 | C4 1.05 | | | 147,970 |

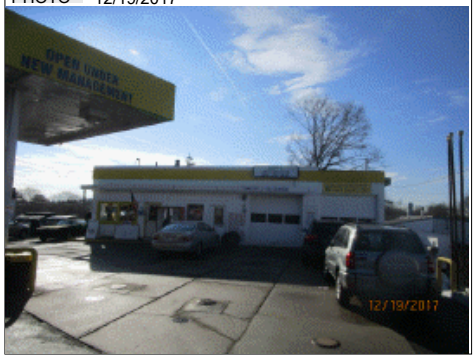
| TOTAL | 7,900 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | C4 | NOTE | . . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

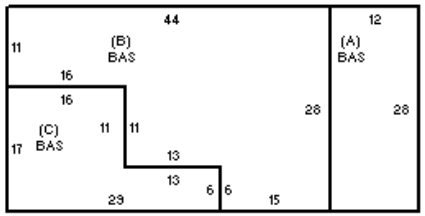
| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 148,000 | 143,000 |
| BUILDING | 191,900 | 182,700 |
| DETACHED | 120,000 | 114,600 |
| OTHER | 0 | 0 |
| TOTAL | **459,900** | **440,300** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| PAV | A 1.00 | 70 0.30 | | | 4,000 | 3.70 | 4,400 |
| PM6 | G 1.20 | 20 0.80 | | | 2 | 27,525.72 | 44,000 |
| TN1 | A 1.00 | 20 0.80 | 2-5000/1-600 | | 16,000 | 2.60 | 33,300 |
| SP2 | G 1.20 | 20 0.80 | 4X8 | 2014 | 32 | 242.76 | 6,200 |
| SIC | V 1.50 | 20 0.80 | 24X24 | | 576 | 69.75 | 32,100 |

PHOTO 12/19/2017




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 5 | | CIM-5 |
| STYLE | 50 | 0.95 | SERVICE STATION [56%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 2 | 1.00 | MASONRY [100%] |

| | | |
|---|---|---|
| MEASURE | 12/19/2017 | RJM |
| LIST | 12/19/2017 | RJM |
| REVIEW | 1/2/2018 | RJM |

BLDG COMMENTS

AL PRIME ENERGY/ MATT'S AUTO SERVICE

| | | | |
|---|---|---|---|
| YEAR BLT | 1968 | SIZE ADJ | 1.000 |
| NET AREA | 1,568 | DETAIL ADJ | 0.833 |
| $NLA(RCN) | $163 | 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 | 15 | CC - BLOCK | 0.98 |
| ROOF SHAPE | 4 | FLAT/SHED | 0.98 |
| ROOF COVER | 11 | MEMBRANE | 1.02 |
| FLOOR COVER | 9 | CONCRETE | 0.95 |
| INT. FINISH | 6 | MINIMUM | 0.95 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 336 | 1988 | 163.14 | 54,815 |
| B | BAS | L | BASE AREA | 882 | 1968 | 163.14 | 143,890 |
| C | BAS | L | BASE AREA | 350 | 1968 | 163.14 | 57,099 |

| TOTAL RCN | 255,804 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| CDN/APP | |

| EFF.YR/AGE | 1992 / 29 | | |
|---|---|---|---|
| COND | 25 | 25 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 25 | % GD | 75 |
| RCNLD | | | $191,900 |