

Key: 2574

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.198

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KAC INVESTMENT GROUP LLC 4 W UNION ST E BRIDGEWATER, MA 02333				61-87-0				3-&5 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KAC INVESTMENT GROUP LLC				01/05/2007	B	225,000	33940-072				
FLOOD ROBERT H				06/28/1974	QS		3999-200				
FLOOD ROBERT H & VIRGINIA				06/27/1974	QS		3999-200				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-432	09/02/2020	3	ALTERATIONS	5,175	03/15/2021	SLB	100	100
		60	SITE INSPECT		12/19/2017	RJM	100	100
3065	09/21/2016	3	ALTERATIONS	12,350	06/09/2017	SLB	100	100
		6	CYCL GROWTH		07/23/2013	LF	100	100
1395	11/21/2012	3	ALTERATIONS	3,163	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	4,048 C4	1.00	100	1.00	211,470	6.58	100	1.00	C4	1.05	129,230

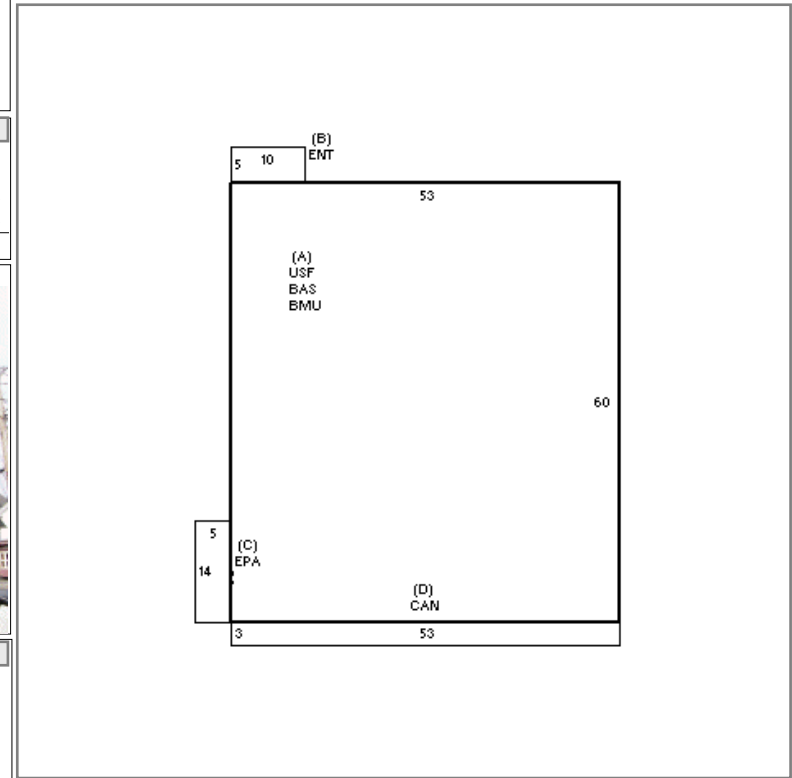
TOTAL	4,048 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	N O T E  T 11029...			LAND	129,200	124,900
Infl1	FACTOR 100		BUILDING	293,500	216,100		
Infl2	PHY 100		DETACHED	7,400	7,000		
			OTHER	0	0		
				<b>TOTAL</b>	<b>430,100</b>	<b>348,000</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE		YB	UNITS	ADJ PRICE	RCNLD	
SP1	A	1.00	10	0.90	2 X 9	2021	18	141.20	2,300
SP1	A	1.00	10	0.90	5 X 8	2021	40	141.20	5,100



**BLDG COMMENTS**  
 FLOOD BLDG-NUTTERS BLOCK  
 CAPACHIONE SCHOOL OF PERFORMING ARTS  
 BAS=GAS & HW/USF=OIL & STEAM



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2021	SLB
MODEL	5		CIM-5	LIST	3/15/2021	SLB
STYLE	31	0.59	STORE [50%]	REVIEW	1/2/2018	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1887	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	667,128		
NET AREA	6,360	DETAIL ADJ	0.617	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	3,180		25.09	79,802	CONDITION ELEM	CD		
\$NLA(RCN)	\$105	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	3,180	1887	82.93	263,716	EXTERIOR	P		
				ROOF SHAPE	4	FLAT/SHED	0.98	A	USF	L	UP-STRY FIN	3,180	1887	82.93	263,716	INTERIOR	F		
				ROOF COVER	11	MEMBRANE	1.02	B	ENT	N	ENCL ENTRY	50		29.08	1,454	CDN/APP			
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCL PORCH	70		33.19	2,323				
				INT. FINISH	1	PLASTER	1.04	D	CAN	N	CANOPY	159		19.84	3,155				
				HEATING/COOL	4	STEAM	1.01		ELV	O	PASSGR. ELEV.	1		52,962.00	52,962				
				FUEL SOURCE	1	OIL	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	1956 / 65
																		COND	56 56 %
																		FUNC	0
																		ECON	0
																		DEPR	56 % GD 44
																		RCNLD	\$293,500