

Key: 2583

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.207

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| KAMBEGIAN ANN<br>PO BOX 312<br>E BRIDGEWATER, MA 02333 |  |  |  | 61-96-0    |    |            |  | 5 W UNION ST |  |  |  |
| TRANSFER HISTORY                                       |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| KAMBEGIAN ANN  |  |  |  | 12/07/1947 | QS | 2078-373   |  | 2078-373     |  |  |  |
| KAMBEGIAN BERJ & ANN                                   |  |  |  | 12/06/1947 | QS |            |  |              |  |  |  |


| CLASS  | CLASS%     | DESCRIPTION   |              |        | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|--------------|--------|------------|-----|--------|-----|
| 0310   | 65         | MULTI-USE COM |              |        |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT | INSP       | BY  | 1st    | %   |
| 376    |            | 60            | SITE INSPECT |        | 12/20/2017 | RJM | 100    | 100 |
| 775    | 07/15/2008 | 6             | CYCL GROWTH  | 2,500  | 07/23/2013 | DF  | 100    | 100 |
|        | 11/27/2006 | 3             | ALTERATIONS  | 3,350  | 03/13/2009 |     | 100    | 100 |
|        |            | 3             | ALTERATIONS  |        |            |     | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |      |  |         |
|-----|---|----------|-----|------|------|----------|-----|------|---------|------|------------|-----------|------|--|---------|
| 103 | S | 8,296    | C4  | 1.00 | 100  | 1.00     | 100 | 1.00 | 211,470 | 3.71 | 100        | C4        | 1.05 |  | 149,450 |

DETACHED

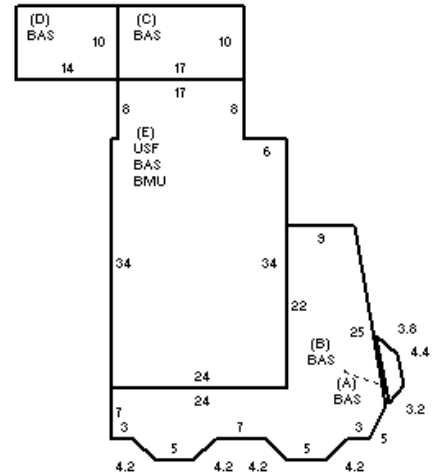
| TOTAL | 8,296 SF   | ZONING                           | FRNT         | 0              | ASSESSED       | CURRENT | PREVIOUS |
|-------|------------|----------------------------------|--------------|----------------|----------------|---------|----------|
| Ngh   | C4         | N<br>T<br>3820...<br>O<br>T<br>E |              |                | LAND           | 149,500 | 144,400  |
| Inf1  | FACTOR 100 |                                  | BUILDING     | 106,700        | 104,600        |         |          |
| Inf2  | PHY 100    |                                  | DETACHED     | 0              | 0              |         |          |
|       |            |                                  | OTHER        | 0              | 0              |         |          |
|       |            |                                  | <b>TOTAL</b> | <b>256,200</b> | <b>249,000</b> |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO  | 12/20/2017 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
|    |      |      |          |    |       |           |       |  |            |

BLDG COMMENTS  
TOWNE CLEANERS/USF VACANT 12-17

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/20/2017 | RJM |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 5  |      | CIM-5             | LIST    | 12/20/2017 | EST |
| STYLE    | 31 | 0.82 | STORE [66%]       | REVIEW  | 1/2/2018   | RJM |
| QUALITY  | -  | 0.85 | MINUS AVE [100%]  |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |



| YEAR BLT   | 1850  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 304,991 |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 2,776 | DETAIL ADJ | 0.773 | FOUNDATION   | 4  | FLR & WALL    | 1.00 | + | BAS | L | BASE AREA   | 1,824 | 1850 | 102.90    | 187,690 |           |         |
| \$NLA(RCN) | \$110 | OVERALL    | 1.000 | EXT. COVER   | 2  | CLAPBOARD     | 1.00 | E | BMU | N | BSMT UNF    | 952   |      | 20.32     | 19,340  |           |         |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | E | USF | L | UP-STRY FIN | 952   | 1850 | 102.90    | 97,961  |           |         |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | FLOOR COVER  | 4  | TILE          | 0.98 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | HEATING/COOL | 4  | STEAM         | 1.01 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | FUEL SOURCE  | 1  | OIL           | 1.00 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | ARPUD        | 0  |               | 1.00 |   |     |   |             |       |      |           |         |           |         |
|            |       |            |       | AFFORDABLE   | 0  |               | 1.00 |   |     |   |             |       |      |           |         |           |         |

| CONDITION ELEM | CD         |
|----------------|------------|
| EXTERIOR       |            |
| INTERIOR       |            |
| CDN/APP        |            |
| EFF.YR/AGE     | 1948 / 73  |
| COND           | 65 65%     |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 65 % GD 35 |
| RCNLD          | \$106,700  |