Key: 2592

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,214

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEBRUN GERALD K C/O SPECTRUM AUTO BODY 350 REVERE BEACH BLVD # 2-2W REVERE, MA 02151	61-107-0	41-R CENTRAL ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEBRUN GERALD K	04/26/1990	C	310,000	9717-145
PINNETTI MICHAEL A	06/05/1985	QS		6134-197

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3320	100	AUTO REPAIR		1	1 of 1

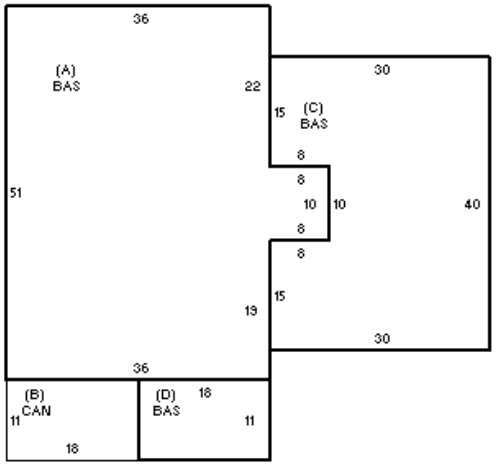
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		99	OTHER		08/01/2022	SD	0	0
		60	SITE INSPECT		12/19/2017	RJM	100	100
		99	OTHER		04/14/2014	LF	100	100
1022	11/16/2011	51	FIELD REVIEW	2,500	07/23/2013	DF	100	100
	12/12/2002	5	SPLIT/SUB		12/12/2002	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	13,564	C3 1.00	100 1.00	100 1.00	201,400	2.51	100 1.00	C3 1.00			157,400

TOTAL	13,564 SF	ZONING		FRNT	0
Ngh	C3	NOTE	C/W 112. LCF 90=ACC. PLAN 02-369 .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	157,400	152,100
BUILDING	143,500	136,700
DETACHED	0	0
OTHER	0	0
TOTAL	300,900	288,800



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/19/2017

BLDG COMMENTS

SPECTRUM AUTO BODY & REPAIR

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	0.58	SERVICE GARAGE [94%]
QUALITY	-	0.85	MINUS AVE [100%]
FRAME	2	0.99	MASONRY [59%]

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

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	3,234	DETAIL ADJ	0.506
$NLA(RCN)	$65	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	4	VINYL	1.00
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	1,916	1900	64.25	123,108
B	CAN	N	CANOPY	198		16.07	3,181
C	BAS	L	BASE AREA	1,120	1988	64.25	71,963
D	BAS	L	BASE AREA	198	1900	64.25	12,722

TOTAL RCN 210,974

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE 1980 / 41

COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68

RCNLD $143,500