

Key: 2624

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.240

LEGALLAND

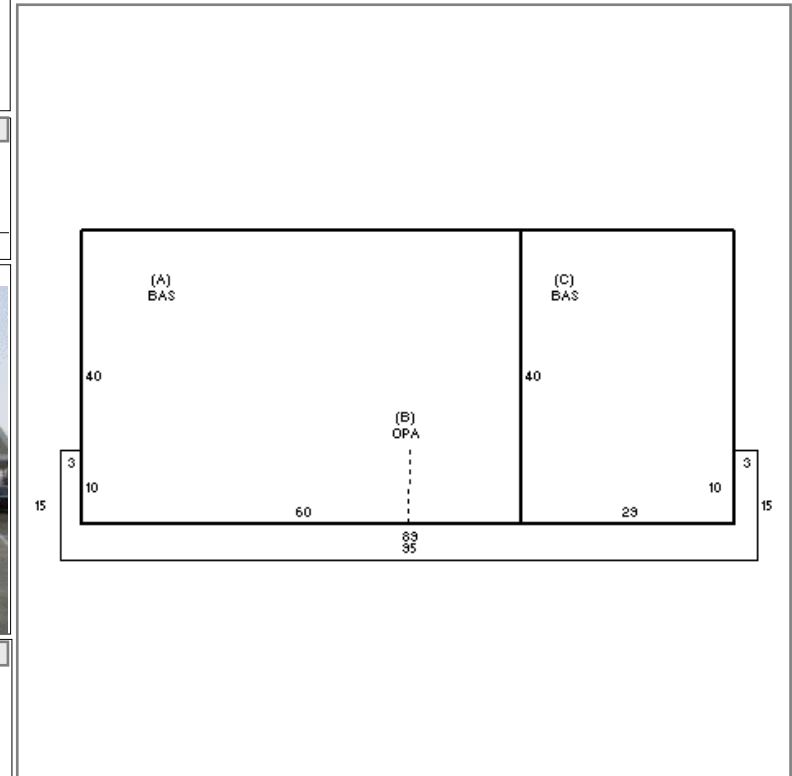
CURRENT OWNER				PARCEL ID				LOCATION			
JUTHI LLC 832 CENTER ST BROCKTON, MA 02302				61-144-0				52-854 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JUTHI LLC				02/25/2021	U	900,000	54465-131				
7 ELEVEN				10/20/2016	B	1 47626-302					
TFS NEWCO LLC				09/03/2015	B	1 46006-335					

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-19-107	04/08/2019	3	ALTERATIONS	21,285	07/27/2020	KT	100 100
		60	SITE INSPECT		12/15/2017	RJM	100 100
3182	02/27/2017	3	ALTERATIONS	4,000	04/13/2017	SLB	100 100
3177	02/01/2017	3	ALTERATIONS	137,000	04/13/2017	SLB	100 100
	05/11/2015	99	OTHER				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
103	S	14,424	C4	1.00	100	1.00	100	1.00	211,470	2.39	100	1.00	C4	1.05		167,390

TOTAL	14,424 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	N O T E LOT 4...	LAND	167,400	161,700		
Inf1	FACTOR 100		BUILDING	473,800	451,300		
Inf2	PHY 100		DETACHED	24,500	23,400		
			OTHER	0	0		
			TOTAL	665,700	636,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		7,000	3.70	7,800
SP2	V	1.50	10 0.90 4X8	2017	32	303.45	8,700
SP2	V	1.50	10 0.90 4X7		28	303.45	7,600
C06	A	1.00	70 0.30		80	18.40	400



BUILDING	CD	ADJ	DESC	MEASURE	12/15/2017	RJM
MODEL	5		CIM-5	LIST	12/15/2017	RJM
STYLE	32	1.12	CONVEN. STORE [67%]	REVIEW	1/2/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
7-ELEVEN(2400 SF)/VIKING PIZZA(1160 SF)

DETAILED BUILDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	577,802
NET AREA	3,560	DETAIL ADJ	1.091	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,400	1972	158.71	380,909		
\$NLA(RCN)	\$162	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	OPA	N	OPEN PORCH	535		23.90	12,787		
				ROOF SHAPE	4	FLAT/SHED	0.98	C	BAS	L	BASE AREA	1,160	1972	158.71	184,106		
				ROOF COVER	11	MEMBRANE	1.02										
				FLOOR COVER	4	TILE	0.98										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	V

EFF.YR/AGE	2003 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$473,800