

Key: 2675

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.284

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
FRANKLIN J SANTILLI IRREV TR SANTILLI ALEXANDER J & PETER J ALLOY CASTING BOX 473 E BRIDGEWATER, MA 02333				62-44-0				179 W UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANKLIN J SANTILLI IRREV				01/21/2021	B	100	54242-027				
SANTILLI FRANKLIN J				09/17/1981	QS		5055-098				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	MANUFACT BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		12/20/2017	RJM	100	100
		6	CYCL GROWTH		07/23/2013	DF	100	100

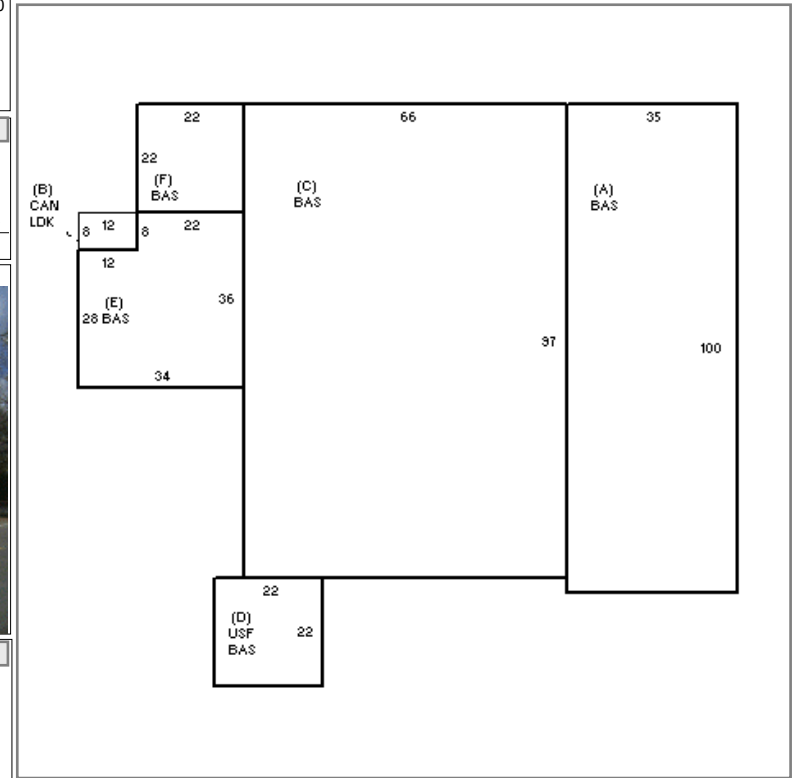
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C2	1.00	100	181,260	1.00	100	1.00	C2	0.90	181,260
303	A	0.082	C2	1.00	100	7,470	1.00	100	1.00	C2	0.90	610

TOTAL	1.082 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N O T E T 12966. EASEMENT BK 20164 PG 321 7/11/01. PLAN 08-256.			LAND	181,900	175,700
Inf1	FACTOR 100		LAND	351,000	334,300		
Inf2	PHY 100		DETACHED	51,900	49,400		
			OTHER	0	0		
			TOTAL	584,800	559,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		5,000	3.70	5,600
TRB	A	1.00	30 0.70		5	1,928.90	6,800
S20	A	1.00	20 0.80		80	617.70	39,500



BLDG COMMENTS
ALLOY CASTING CO INC



DET
ACH
ED

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2017	RJM
MODEL	5		CIM-5	LIST	12/20/2017	EST
STYLE	63	0.59	LIGHT MANUF. [92%]	REVIEW	1/2/2018	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	2	0.99	MASONRY [55%]			

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YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	605,139		
NET AREA	12,482	DETAIL ADJ	0.484	FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BASE AREA	3,500	1950	48.13	168,467	CONDITION ELEM	CD		
\$NLA(RCN)	\$48	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	LDK	N	LOADING DOCK	96	1950	29.10	2,794	EXTERIOR	F		
				ROOF SHAPE	4	FLAT/SHED	0.98	B	CAN	N	CANOPY	96	1950	16.06	1,542	INTERIOR	A		
				ROOF COVER	11	MEMBRANE	1.02	C	BAS	L	BASE AREA	6,402	1950	48.13	308,150	CDN/APP	A		
				FLOOR COVER	9	CONCRETE	0.95	D	BAS	L	BASE AREA	484	1950	48.13	23,297				
				INT. FINISH	6	MINIMUM	0.95	D	USF	L	UP-STRY FIN	484	1950	48.13	23,297				
				HEATING/COOL	15	SUSPENDED	0.95	E	BAS	L	BASE AREA	1,128	1950	48.13	54,295				
				FUEL SOURCE	2	GAS	1.00	F	BAS	L	BASE AREA	484	1950	48.13	23,297				
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																		EFF.YR/AGE	1970 / 51
																		COND	42 42 %
																		FUNC	0
																		ECON	0
																		DEPR	42 % GD 58
																		RCNLD	\$351,000