

Key: 3038

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.603

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KOMARNISKY BROS INC 1034 CENTRAL ST E BRIDGEWATER, MA 02333				68-3-0				1034 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOMARNISKY BROS INC				03/03/1977	QS		4245-228				
KOMARNISKY BROS INC				03/02/1977	QS		4245-228				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0370	99	Mixed-Comm/Chpt				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-19-291	08/15/2019	3	CYCL GROWTH	20,000	01/14/2020	SLB	100	100
3145	12/29/2016	3	ALTERATIONS	20,000	07/27/2020	KT	100	100
	03/06/2013	6	CYCL GROWTH		03/06/2013	LFF	100	100
447	06/24/2010	3	ALTERATIONS	145,000			100	100

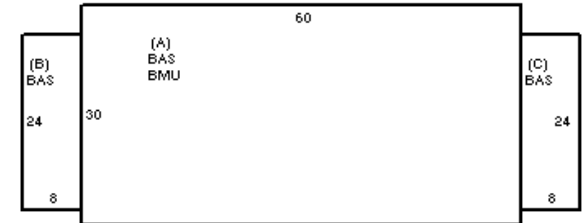
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00	188,000
200	A	2,000 3	1.00	100	1.00	52,500	1.00	100	1.00	ELP	1.00	460
300	A	19,160 3	1.00	100	1.00	5,700	0.48	100	1.00	ELP	1.00	1,090

TOTAL	22.160 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N FFCV-510800. FY04 FFCV-515000. T 11764. CODE S. O Variance being sought to construct a communication T facility in res zoning. ZBA voted to grant variance for E tower. ZBA hearing to modify existing variance on 2/3/10. Denied. PLAN 10-211			LAND	189,550	172,430
Infl1	FACTOR 100				BUILDING	22,800	25,200
Infl2	PHY 100				DETACHED	194,100	178,600
					OTHER	0	0
					TOTAL	406,450	376,230

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	M	0.70 90	0.10 1SFR		1,540	16.73	2,600
FBN	M	0.70 90	0.10 1SFR	1860	8,900	14.79	13,200
FBN	M	0.70 90	0.10 1SFR		2,722	15.71	4,300
S/V	M	0.70 NV	0.00 SHED		2,100	0.84	
S/V	M	0.70 NV	0.00 SHED		6,400	0.84	
S/V	M	0.70 NV	0.00 DAMAGED IN S		2,000	0.84	
S/V	A	1.00 SV	1.00 TOWER		145,000	1.20	174,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/14/2020	SLB
MODEL	1		RESIDENTIAL	LIST	1/14/2020	SLB
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/30/2013	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY 12 TELECOM TOWER hse in disrepair fy 13 inspection - deleted 2 sheds
house is uninhabitable, removed

G

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	379,991																
NET AREA	2,184	DETAIL ADJ	0.900	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,800		33.94	61,086																		
\$NLA(RCN)	\$174	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,184	1935	145.18	317,069																		
CAPACITY				ROOF SHAPE	2	HIP	1.00																										
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00																										
ROOMS	9		1.00	FLOOR COVER	2	SOFTWOOD	1.00																										
BEDROOMS	0		1.00	INT FINISH	1	PLASTER	1.00																										
BATHROOMS	1		1.00	HEATING/COOLING	1	FORCED AIR	1.00																										
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00																										
TOT FIXTURES	3	\$1,836		ARPUD	0		1.00																										
# UNITS	1	1.00		AFFORDABLE	0		1.00																										
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