

Key: 3220

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.754

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OLEARY DEBORAH L & RICHARD TR THE 175 N BEDFORD ST REALTY TR 175 N BEDFORD ST E BRIDGEWATER, MA 02333				71-88-0				175 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OLEARY DEBORAH L & RICHARD OLEARY ARTHUR L ET ELS TR				12/14/2010 02/25/1972	A QS		10 39404-279 4324-211				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
861		60	SITE INSPECT		12/27/2017	RJM	100	100
600	03/06/2007	6	CYCL GROWTH	2,800	07/19/2013	DF	100	100
216	07/06/2006	2	ADDITIONS	18,000	06/01/2007		100	100
	09/02/2003	3	ALTERATIONS	10,000	06/20/2004		100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	51,139	C3	1.00	100	201,400	1.00	100	1.00	C3	1.00	236,440
303	A	0.085	C3	1.00	100	8,300	1.00	100	1.00	C3	1.00	710

TOTAL	1.259 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N O T E T 11934. PLAN 1-285 0 REDIVISION OF LOT LINES. .	LAND	237,200	229,100		
Inf1	FACTOR 100		BUILDING	779,800	742,700		
Inf2	PHY 100		DETACHED	52,000	49,300		
			OTHER	0	0		
			TOTAL	1,069,000	1,021,100		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		40,000	3.70	44,400
LH2	A	1.00	50 0.50		2	2,684.70	2,700
W06	A	1.00	70 0.30		300	13.70	1,200
SW2	V	1.50	20 0.80 5X8		40	60.60	1,900
LH3	A	1.00	50 0.50		1	3,649.30	1,800

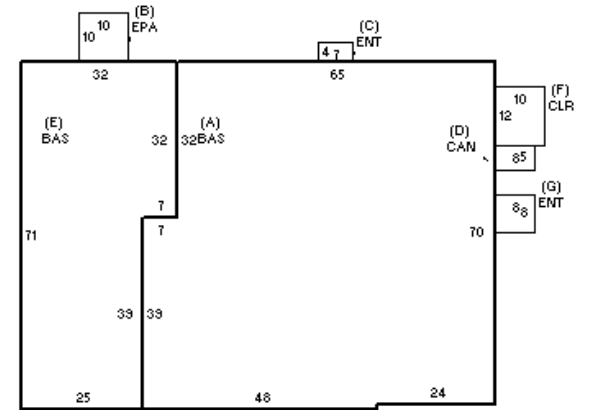


BLDG COMMENTS

INT=BRICK YE OLDE STANDISH RESTAURANT/GRILL & OLEARY PUB

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2017	RJM
MODEL	5		CIM-5	LIST	12/27/2017	RJM
STYLE	39	1.05	RESTAURANT [100%]	REVIEW	1/12/2018	RJM
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	6,863	DETAIL ADJ	1.048	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$148	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00
% AIR COND	100		1.03	INT. FINISH	5	OTHER	1.00
% SPRINKLER	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	2	GAS	1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	4,864	1959	145.77	709,019
B	EPA	N	ENCL PORCH	100		34.76	3,476
+	ENT	N	ENCL ENTRY	92		30.47	2,803
D	CAN	N	CANOPY	40		20.80	832
E	BAS	L	BASE AREA	1,999	1984	145.77	291,392
F	CLR	N	COOLER	120		43.10	5,172

TOTAL RCN	1,012,694
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1996 / 25
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$779,800