

Key: 3222

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.756

LEGALS

CURRENT OWNER					PARCEL ID					LOCATION				
GARCIA HELDER C & REIS MARIE G 204 N BEDFORD ST REALTY TRUST 12 RIVERSIDE DR PEMBROKE, MA 02359					71-90-0					204 N BEDFORD ST				
TRANSFER HISTORY					DOS		T		SALE PRICE		BK-PG (Cert)			
GARCIA HELDER C & REIS MA					10/18/1999		QS		250,000		17961-100			
PAPAGIOTOPOULOS CHRISTOS					11/08/1989		QS		275,000		9449-068			
VSH REALTY INC					07/31/1969		QS		3537-545					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-137	04/21/2020	3	ALTERATIONS	5,000	06/10/2020	SLB	100	100
BP-20-131	04/20/2020	3	ALTERATIONS	2,000	06/10/2020	SLB	100	100
		60	SITE INSPECT		12/15/2017	RJM	100	100
2017-0075	07/05/2017	3	ALTERATIONS	35,000	05/09/2018	RJM	100	100
3205	03/16/2017	3	ALTERATIONS	240	05/09/2018	RJM	100	100

LAND

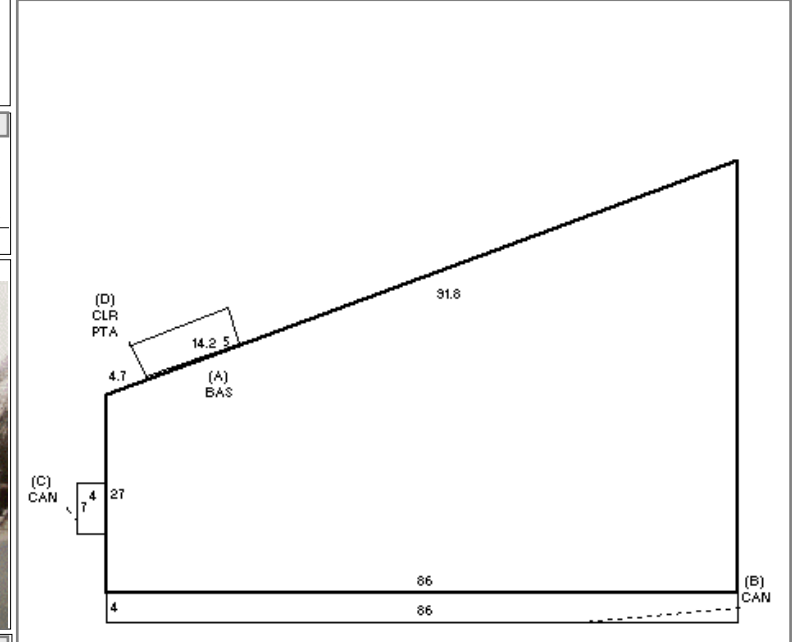
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	26,780	C3	1.00	100	100	1.00	201,400	1.47	100	1.00	C3	1.00	181,390

DETACHED

TOTAL	26,789 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N 226 NO BEDFORD ST...PARKING AREA EASEMENT O BK 24310 PG 343 2/26/03 ...Variance granted to build a walk in refrigerator.			LAND	181,400	175,300
Infl1	FACTOR 100	T			BUILDING	771,300	734,700
Infl2	PHY 100	E			DETACHED	56,200	53,300
					OTHER	0	0
					TOTAL	1,008,900	963,300

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		17,500	3.70	19,400
SP2	E	1.80	20 0.80 4X8		32	364.14	9,300
LH2	A	1.00	50 0.50		4	2,684.70	5,400
W06	A	1.00	70 0.30		260	13.70	1,100
S/V	A	1.00	SV 1.00 14X20 CB WE		3,000	1.20	3,600
SP1	S	2.50	10 0.90 6X8 MENU		48	353.00	15,200
SHF	V	1.50	10 0.90 8X10		80	30.66	2,200



BLDG COMMENTS
DUNKIN DONUTS/PAPA STELIOS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/15/2017	RJM
MODEL	5		CIM-5	LIST	12/15/2017	RJM
STYLE	38	1.45	FRANCHISE F. FD [100%]	REVIEW	1/12/2018	RJM
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,698	DETAIL ADJ	1.487	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$264	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98
				ROOF SHAPE	4	FLAT/SHED	0.98
				ROOF COVER	11	MEMBRANE	1.02
				FLOOR COVER	4	TILE	0.98
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOL	8	HEAT PUMP	1.03
				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	3,698	1970	256.76	949,487
+	CAN	N	CANOPY	372		22.68	8,437
D	PTA	N	PATIO	68		6.12	416
D	CLR	N	COOLER	68		43.10	2,931
	DUW	O	DRIVE-UP WIND	1		15,098.00	15,098

TOTAL RCN	976,369
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF. YR/AGE	2000 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$771,300