

Key: 3581

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.087

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
EAST BRIDGEWATER REALTY LLC 302 N BEDFORD ST E BRIDGEWATER, MA 02333				81-6-0				302 N BEDFORD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
EAST BRIDGEWATER REALTY L				12/09/2015	QS	480,000	46366-39					
RENEGAR WAYNE R				01/10/1995	A	1	13367-052					
RENEGAR WAYNE R & SANDRA				06/24/1994	G	75,000	12970-329					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	33,000	C3 1.00	100	1.00	201,400	1.24	100	1.00	C3	1.00	189,650

LAND

TOTAL	33,018 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE			LAND	189,700	183,300
Infl1	FACTOR 100				BUILDING	334,300	322,400
Infl2	PHY 100				DETACHED	15,600	14,800
					OTHER	0	0
				<b>TOTAL</b>	<b>539,600</b>	<b>520,500</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		10,000	3.70	11,100
LH1	A	1.00	50 0.50		1	1,707.40	900
SW2	E	1.80	20 0.80	5X6	30	72.72	1,700
LH2	A	1.00	30 0.70		1	2,684.70	1,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2017	RJM
MODEL	5		CIM-5	LIST	12/27/2017	EST
STYLE	21	1.20	PROF. BUILDING [100%]	REVIEW	1/12/2018	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
EAST BRIDGEWATER VETERINARY CLINIC

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YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,966	DETAIL ADJ	1.149	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,966	1994	214.24	421,195
\$NLA(RCN)	\$215	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	ENT	N	ENCL ENTRY	49		29.08	1,425
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	21		25.10	527
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				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								

TOTAL RCN	423,147
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE 2001 / 20	
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$334,300

