Key: 3738

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,232

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALLBECK JOHN C/O C & D TOOL & MACHINE CO 35R PLAIN ST W BRIDGEWATER, MA 02379	84-19-0	0 BELMONT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALLBECK JOHN	03/31/1989	A	100	9060-254
CALLBECK JOHN & DARU DAVI	10/27/1988	QS		8790-200
NELSON ROBERT L & EVERETT	09/30/1952	QS		2233-353

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4000	100	MANUFACT BLDG		1	1 of 1

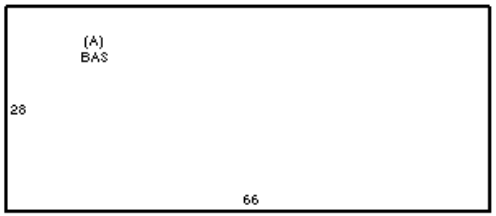
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		60	SITE INSPECT		12/27/2017	RJM	100	100
		6	CYCL GROWTH		04/26/2013	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	18,295	C1 1.00	100 1.00	100 1.00	51,357	1.98	30 0.30	C1 0.85			42,700

TOTAL	18,295 SF	ZONING		FRNT	0
Ngh	C1	NOTE	BK 10111 PG 260 DECREE. VACANT SHOP. . .		
Infl1	FACTOR 100		REAR OF WEST BRIDGEWATER LOT		
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	42,700	41,300
BUILDING	22,800	21,700
DETACHED	0	0
OTHER	0	0
TOTAL	**65,500**	**63,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/27/2017

BLDG COMMENTS

C & D TOOL AND MACHINE CO

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	63	0.55	LIGHT MANUF. [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/27/2017	RJM
LIST	12/27/2017	RJM
REVIEW	1/12/2018	RJM

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,848	DETAIL ADJ	0.451
$NLA(RCN)	$82	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	11	ASPHALT	0.90
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,848	1940	82.15	151,821

TOTAL RCN	151,821

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
CDN/APP	P

EFF.YR/AGE	1948 / 73	
COND	65	65 %
FUNC	20	DISREPAIR/VA
ECON	0	
DEPR	85	% GD 15
RCNLD		$22,800