

Key: 3755

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.244

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
378 PLEASANT STREET LLC 378 PLEASANT ST E BRIDGEWATER, MA 02333				84-33-0				378 PLEASANT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
378 PLEASANT STREET LLC				05/27/2008	A	1 36004-338						
CROCETTI CARL F				10/04/1995	A	100 13877-051						
CROCETTI ALFRED				09/01/1995	A	100 13807-323						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	59,329	C2 1.00	100	1.00	181,260	1.00	100	1.00	C2	0.90	246,880
303	A	1,198	C2 1.00	100	1.00	7,470	1.00	100	1.00	C2	0.90	8,950

LAND

TOTAL	2.560 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N O T E OBS=LO/SO/LOC/INC ADJ...			LAND	255,800	247,200
Inf1	FACTOR 100		BUILDING	347,800	322,800		
Inf2	PHY 100		DETACHED	19,400	18,400		
			OTHER	523,600	442,500		
				TOTAL	1,146,600	1,030,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		15,000	3.70	16,700
SHF	A	1.00	30 0.70	12X16	192	20.44	2,700



BLDG COMMENTS
D'ANDREA FOODS/CROCETTI-OAKDALE PACKING

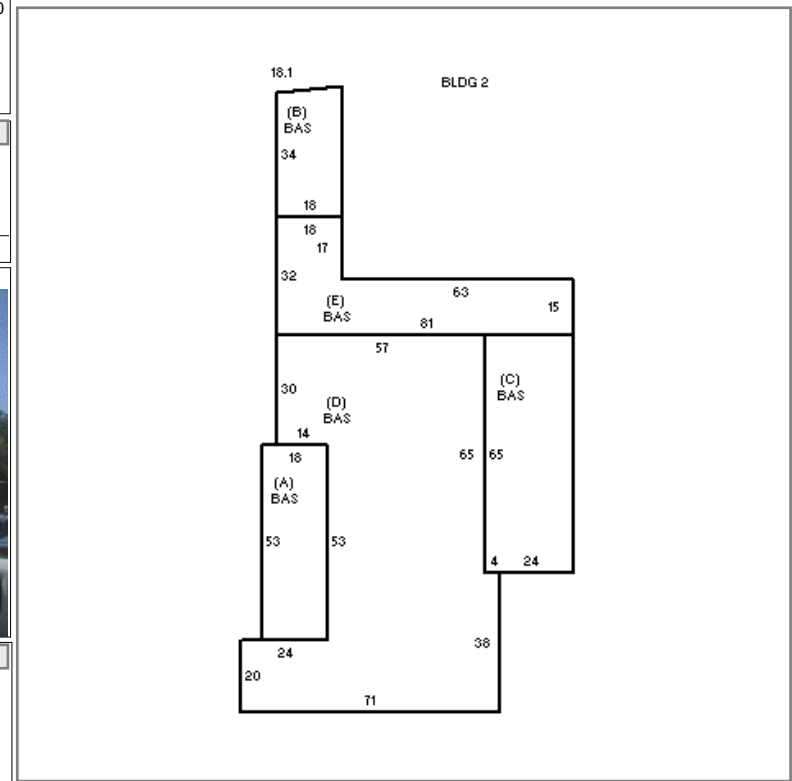
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	RJM
MODEL	5		CIM-5	LIST	5/15/2018	RJM
STYLE	59	0.79	COLD STORAGE [54%]	REVIEW	5/30/2018	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	2	1.00	MASONRY [100%]			

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YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	10,146	DETAIL ADJ	0.687	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$70	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	9	CONCRETE	0.95
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95
% SPRINKLER	0		1.00	HEATING/COOL	2	HOT WATER	1.02
				FUEL SOURCE	1	OIL	1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
4010	100	WAREHOUSE			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
BP-19-450	12/17/2019	3	ALTERATIONS	1,000			100 100
BP-18-347	12/11/2018	3	ALTERATIONS	100			100 100
		6	CYCL GROWTH		05/15/2018	RJM	100 100
3477	12/20/2017	3	ALTERATIONS		12/28/2017	SLB	100 100
3445	11/06/2017	3	ALTERATIONS		12/19/2017	SLB	100 100



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	709,811
A	BAS	L	BASE AREA	954	1935	69.96	66,741	CONDITION ELEM CD	
B	BAS	L	BASE AREA	630	1998	69.96	44,075	EXTERIOR	F
C	BAS	L	BASE AREA	1,560	1935	69.96	109,137	INTERIOR	F
D	BAS	L	BASE AREA	5,481	1935	69.96	383,449	CDN/APP	F
E	BAS	L	BASE AREA	1,521	1935	69.96	106,409		

EFF.YR/AGE	1961 / 60
COND	51 51 %
FUNC	0
ECON	0
DEPR	51 % GD 49
RCNLD	\$347,800

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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4010	100	WAREHOUSE				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

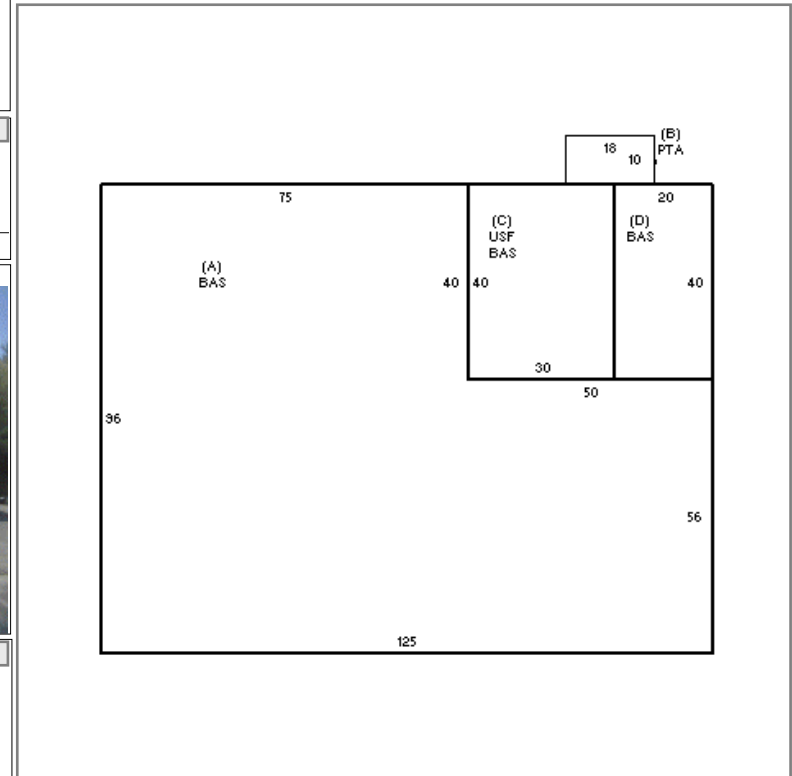
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	523,600	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	RJM
MODEL	5		CIM-5	LIST	5/15/2018	RJM
STYLE	56	0.68	WAREHOUSE [76%]	REVIEW	5/30/2018	ER
QUALITY	L	0.70	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	654,482				
NET AREA	13,200	DETAIL ADJ	0.607	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	10,000	1997	49.53	495,332	CONDITION ELEM	CD				
\$NLA(RCN)	\$50	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	PTA	N	PATIO	180		3.57	643	EXTERIOR	A				
				ROOF SHAPE	4	FLAT/SHED	0.98	C	BAS	L	BASE AREA	1,200	1997	49.53	59,440	INTERIOR	A				
				ROOF COVER	10	METAL	1.00	C	USF	L	UP-STRY FIN	1,200	1997	49.53	59,440	CDN/APP	G				
				FLOOR COVER	9	CONCRETE	0.95	D	BAS	L	BASE AREA	800	1997	49.53	39,627						
				INT. FINISH	6	MINIMUM	0.95														
				HEATING/COOL	3	RADIANT	1.01														
				FUEL SOURCE	1	OIL	1.00														
				ARPUD	0		1.00														
				AFFORDABLE	0		1.00														
																		EFF.YR/AGE	2002 / 19		
																		COND	20 20 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$523,600		