

Key: 3759

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.248

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
392 PLEASANT ST REALTY TRUST 378 PLEASANT ST E BRIDGEWATER, MA 02333				84-37-0				392 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
392 PLEASANT ST REALTY TR				04/17/2009	QS	500,000	37078-211				
NOHOS CHRISOULA				08/09/2006	QS	570,000	33168-308				
FABROSKI JOHN A				11/13/1990	B	10,000	10029-229				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SMALL RETAIL			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
2963	06/14/2016	3	ALTERATIONS	300	06/29/2017	RJM	100
2672	09/14/2015	3	ALTERATIONS	2,500			100
		6	CYCL GROWTH		07/22/2013	DF	100
1462	03/04/2013	3	ALTERATIONS	1,000	04/12/2013	LFF	100
896	08/09/2011	3	ALTERATIONS	1,110			100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	0.90	181,260
303	A	0.960	C2	1.00	100	1.00	100	1.00	7,470	1.00	100	0.90	7,170

DETACHED

TOTAL	1.960 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2		NOTE			LAND	188,400	182,100
Inf1	FACTOR 100			LAND	367,500	354,500		
Inf2	PHY 100			DETACHED	23,900	22,700		
				OTHER	0	0		
					TOTAL	579,800	559,300	

27
(A) BAS
60
60
(B) OPA
27
82
(C) BAS
60
(D) BAS
28

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/29/2017
PAV	A	1.00	70 0.30		20,000	3.70	22,200		
SW2	V	1.50	10 0.90 4X8		32	60.60	1,700		

BLDG COMMENTS
NOHOS PLAZA/ AMANTE ITALIAN PIZZA /cowlicks and pigtails PRESCHOOL

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2017	RJM
MODEL	5		CIM-5	LIST	6/29/2017	RJM
STYLE	31	0.81	STORE [100%]	REVIEW	7/3/2017	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	465,165
NET AREA	4,920	DETAIL ADJ	0.809	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	4,920	2001	92.51	455,170		
\$NLA(RCN)	\$95	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	OPA	N	OPEN PORCH	492		20.32	9,995		
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	3	W/W CARPET	1.00										
				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										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
CDN/APP		
EFF.YR/AGE		2001 / 20
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		\$367,500