Key: 3921

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,386

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MILLS REALTY LLC **494 N BEDFORD ST** **E BRIDGEWATER, MA 02333**	**91-23-0**	**494 N BEDFORD ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MILLS REALTY LLC	02/17/2017	A	1	48122-259
MILLS RUSSELL B & JACQUEL	04/01/2002	O	190,000	21831-212
HEALEY BRIAN T	02/01/2002	N	170,000	21474-273

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	95	MULTI-USE COM		1	1 of 1

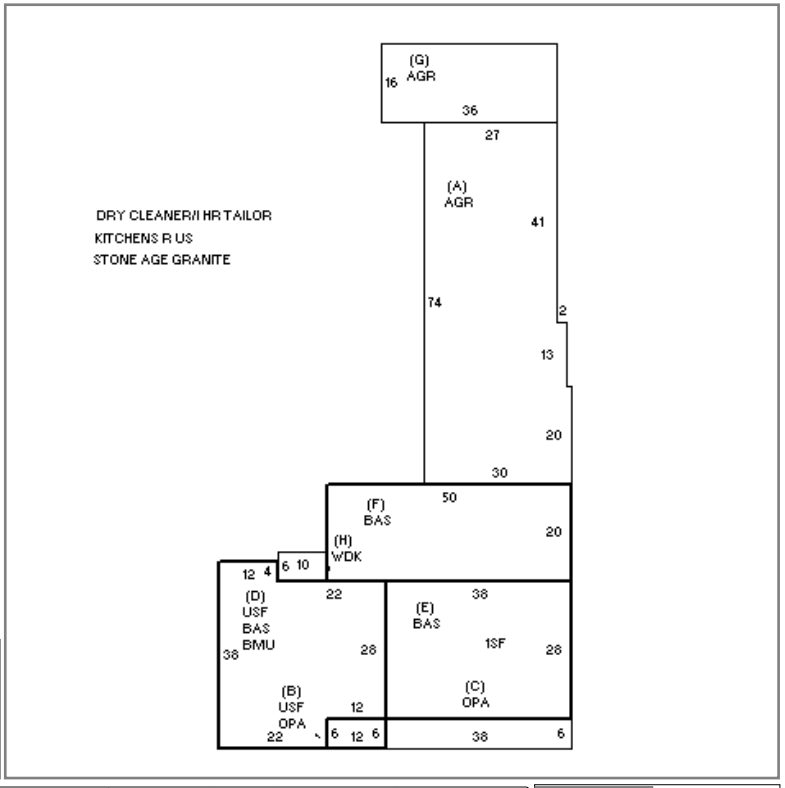
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-387	08/05/2021	3	ALTERATIONS	750	06/08/2022	PJK	100	100
BP-20-62	02/22/2020	2	ADDITIONS	10,700	06/10/2020	SLB	100	100
BP-20-63	02/20/2020	2	ADDITIONS	13,700	06/10/2020	SLB	100	100
		51	FIELD REVIEW		05/08/2018	RJM	100	100
EB-90167	02/06/2017	3	ALTERATIONS	1,200	05/10/2017	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,255	C3 1.00	100 1.00	100 1.00	201,400	1.83	100 1.00	C3 1.00			171,050

TOTAL	20,255 SF	ZONING		FRNT	0
Ngh	C3	NOTE	. T 4103. PROB CT 7681 263. PLAN 02-591 .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	171,100	165,300
BUILDING	415,300	387,000
DETACHED	11,500	11,000
OTHER	0	0
TOTAL	**597,900**	**563,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	70 0.30			5,000	3.70	5,600
SP2	A 1.00	30 0.70	6X7		42	202.30	5,900

PHOTO 06/08/2022

BLDG COMMENTS

KITCHENS R US

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	31	0.84	STORE [50%]
QUALITY	-	0.85	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/8/2018	RJM
LIST	5/8/2018	EST
REVIEW	6/8/2018	ER

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	4,400	DETAIL ADJ	0.830
$NLA(RCN)	$128	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	50	1.02
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	AGR	N	ATT GARAGE	2,660		38.68	102,876
+	OPA	N	OPEN PORCH	300		20.32	6,095
+	USF	L	UP-STRY FIN	1,204	2007	97.33	117,180
D	BMU	N	BSMT UNF	1,132		20.32	22,997
D	BAS	L	BASE AREA	1,132	1951	97.33	110,172
E	BAS	L	BASE AREA	1,064	2002	97.33	103,554
F	BAS	L	BASE AREA	1,000	2002	97.33	97,325
H	WDK	N	WOOD DECK	60		16.07	964

TOTAL RCN	561,163
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1990 / 31		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$415,300