

Key: 4151

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.599

LEG
A
L
L
A
N
D

CURRENT OWNER				PARCEL ID				LOCATION				
PMA REAL ESTATE MANAGEMENT LLC 96 MAIN ST BRIDGEWATER, MA 02324				95-224-0				60 FRANKLIN ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
PMA REAL ESTATE MANAGEMEN				01/11/2021	B	1 54172-132						
MALDEN REAL ESTATE DEV LL				09/10/2019	B	100 51619-266						
BOUKOUVALAS THOMAS G				06/23/2010	O	1,750,000 38654-226						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	69,086	C5 1.00	100	1.00	221,540	1.00	100	1.00	C5	1.10	351,360
303	A	1.149	C5 1.00	100	1.00	9,130	1.00	100	1.00	C5	1.10	10,490

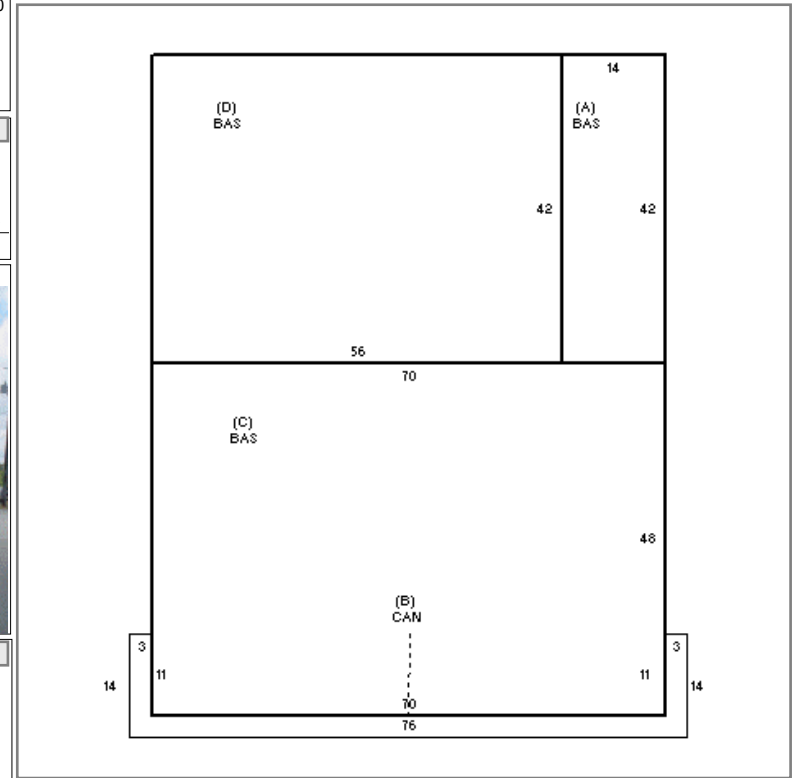
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SMALL RETAIL			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-216	05/16/2022	3	ALTERATIONS	75,000	06/08/2022	PJK	0 0
BP-21-20	01/05/2021	3	ALTERATIONS	45,000	03/30/2021	SLB	100 100
BP-20-575	11/20/2020	3	ALTERATIONS	30,000	03/30/2021	SLB	100 100
BP-20-492	10/06/2020	3	ALTERATIONS	3,000	03/30/2021	SLB	100 100
BP-20-477	09/21/2020	3	ALTERATIONS	12,000	03/30/2021	SLB	100 100

TOTAL	2.735 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C5	PROPOSED ANTENNA. EASEMENT VERIZON BK O 31514 PG57. PLAN 10-139 - DIVIDED LAND TOWER ON MAP 95 LOT 227			LAND	361,900	349,600
Infl1	FACTOR 100				BUILDING	656,600	625,400
Infl2	PHY 100				DETACHED	666,600	635,500
					OTHER	0	0
					TOTAL	1,685,100	1,610,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		60,000	3.70	66,600
TN1	G	1.20	20 0.80 3 - 8000 GAL		24,000	3.12	59,900
TN1	G	1.20	20 0.80 1-15000 GAL		15,000	3.12	37,400
TN1	G	1.20	20 0.80 1- 3000 GAL		3,000	3.12	7,500
PM6	G	1.20	20 0.80		6	27,525.72	132,100
PM2	G	1.20	20 0.80		5	8,085.84	32,300
SP2	V	1.50	20 0.80 7X13		91	303.45	22,100
SP2	V	1.50	20 0.80 5X6		30	303.45	7,300
SP2	V	1.50	20 0.80 3X7		21	303.45	5,100
SIC	G	1.20	10 0.90 20X40	2017	800	55.80	40,200
SIC	G	1.20	20 0.80 55X55		3,025	55.80	135,000
TWL	A	1.00	20 0.80 200 FT HT		200	757.10	121,100



BLDG COMMENTS
TRI TOWN SERVICE/ GAS/HONEY DEW
DONUTS/BALDIES PIZZA



D
E
T
A
C
H
E
D

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2017	RJM
MODEL	5		CIM-5	LIST	6/30/2017	EST
STYLE	32	0.92	CONVEN. STORE [53%]	REVIEW	7/3/2017	RJM
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

B
U
I
L
D
I
N
G

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	852,681
NET AREA	6,300	DETAIL ADJ	0.935	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	588	1994	131.98	77,604	CONDITION ELEM CD	
\$NLA(RCN)	\$135	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	CAN	N	CANOPY	294		20.79	6,112	EXTERIOR	
				ROOF SHAPE	4	FLAT/SHED	0.98	C	BAS	L	BASE AREA	3,360	1994	131.98	443,451	INTERIOR	
				ROOF COVER	11	MEMBRANE	1.02	D	BAS	L	BASE AREA	2,352	1994	131.98	310,416	CDN/APP	
				FLOOR COVER	5	VINYL	1.00	DUW	O	O	DRIVE-UP WIND	1		15,098.00	15,098		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1996 / 25
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$656,600