

Key: 4258

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.666

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FABROSKI JOHN A JR KRIS-JON PLAZA REALTY TRUST 3 FAB'S WAY E BRIDGEWATER, MA 02333				100-2-0				685 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FABROSKI JOHN A JR				08/28/2007	A	100	35005-253				
FABROSKI JOHN A JR & JOAN				06/28/1979	QS		4679-370				
FABROSKI JOHN A & JOAN F					QS		4679-364				

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	%
3094		61	SITE VISIT		12/27/2017	RJM	100	100
2960	10/25/2016	3	ALTERATIONS	4,000	05/08/2016	SLB	100	100
	06/13/2016	7	DETACHED BLD	10,000	05/08/2016	SLB	100	100
	05/18/2015	99	OTHER				100	100
2321	01/05/2015	3	ALTERATIONS	500			100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	34,412	C3	1.00	100	1.00	100	1.00	C3	1.00		191,350

TOTAL	34,412 SF	ZONING	C3	FRNT	0	ASSESSED	191,400	CURRENT	558,300	PREVIOUS	184,900	
Ngh	C3	T 12422. Special Permit granted for 13' x 8' sign. Permit for Variance for Accessory Bldg				LAND	315,400	BUILDING	51,500	OTHER	0	538,600
Infl1	FACTOR 100					DETACHED	48,900					
Infl2	PHY 100					OTHER	0					

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		10,000	3.70	11,100
UTB	E	1.80	10 0.90		192	81.14	14,000
C06	A	1.00	70 0.30		500	18.40	2,800
SHF	A	1.00	70 0.30		280	18.98	1,600
SP2	L	0.80	30 0.70		91	161.84	10,300
SP2	L	0.80	30 0.70		60	161.84	6,800
SHF	A	1.00	10 0.90	2016	288	18.78	4,900



NORTHEAST ELEC DIST- 1080 SF  
ANGELS NAILS (600 SF)  
VIKING LIQUOR (1200 SF)  
APOSTOLIC FAITH CHURCH (1600)

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2017	RJM
MODEL	5		CIM-5	LIST	12/27/2017	EST
STYLE	35	0.85	LOC. SHOP. CNTR [100%]	REVIEW	1/12/2018	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
KRIS JON'S PLAZA

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,142		
NET AREA	4,510	DETAIL ADJ	0.848	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,510	1995	98.88	445,969	CONDITION ELEM CD			
\$NLA(RCN)	\$101	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	550		20.31	11,173	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00										CDN/APP	P		
% HEATED	100	1.00	FLOOR COVER	5	VINYL	1.00										EFF.YR/AGE		1981 / 40	
% AIR COND	100	1.03	INT. FINISH	2	DRYWALL	1.00										COND	31	31 %	
% SPRINKLER	0	1.00	HEATING/COOL	9	WARM/COOL AIR	1.00										FUNC	0		
			FUEL SOURCE	2	GAS	1.00										ECON	0		
			ARPUD	0		1.00										DEPR	31	% GD 69	
			AFFORDABLE	0		1.00										RCNLD	\$315,400		