

Key: 4259

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.667

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN R D, BEDFORD ST RLTY TR C/O SULLIVAN TIRE INC 41 ACCORD PARK DR NORWELL, MA 02061				100-3-0				671 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN R D, BEDFORD ST				12/31/1987	QS		8218-006				
RICE R HAMILTON				12/29/1987	QS		8218-006				
ZENTZ DANIEL L & LINDA L				05/06/1981	QS		4988-218				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3320	100	AUTO REPAIR				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
404	08/12/2008	60	SITE INSPECT		12/27/2017	RJM	100	100
381	07/23/2008	6	CYCL GROWTH	250,000	07/22/2013	DF	100	100
		3	ALTERATIONS		03/16/2009	DF	100	100
		7	DETACHED BLD		03/16/2009		100	100
		6	CYCL GROWTH		01/01/2007		100	100


LAND

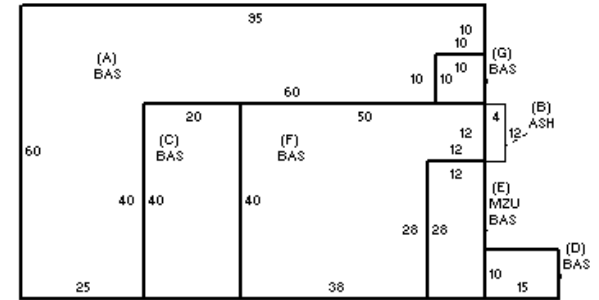
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
103	S	43,560	C3	1.00	100	1.00	100	1.00	191,330	1.00	95	0.95	C3	1.00	191,330
303	A	0.670	C3	1.00	100	1.00	100	1.00	8,300	1.00	100	1.00	C3	1.00	5,560

DETACHED

TOTAL	1.670 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	PLAN 98-744...			LAND	196,900	190,200	
Infl1	FACTOR 100	N O T E				BUILDING	460,800	439,000
Infl2	PHY 100		DETACHED	44,900	42,600			
						OTHER	0	0
						TOTAL	702,600	671,800

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/27/2017
PAV	A	1.00	70 0.30		17,500	3.70	19,400		
C06	V	1.50	20 0.80	WST ENCL -10	415	27.60	9,200		
SP2	E	1.80	20 0.80	2-4X7	56	364.14	16,300		



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2017	RJM
MODEL	5		CIM-5	LIST	12/27/2017	RJM
STYLE	30	0.74	AUTO SVC CTR [90%]	REVIEW	1/12/2018	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS
SULLIVAN TIRE

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	5,850	DETAIL ADJ	0.654	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,800	1999	89.28	249,978
\$NLA(RCN)	\$91	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	ASH	N	ATT SHED	48		22.58	1,084
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	800	1993	89.28	71,422
				ROOF COVER	10	METAL	1.00	D	BAS	L	BASE AREA	150	1981	89.28	13,392
				FLOOR COVER	9	CONCRETE	0.95	E	BAS	L	BASE AREA	336	1981	89.28	29,997
				INT. FINISH	6	MINIMUM	0.95	E	MZU	N	UNF MEZ	336		18.90	6,350
				HEATING/COOL	1	FORCED AIR	1.00	F	BAS	L	BASE AREA	1,664	1981	89.28	148,558
				FUEL SOURCE	2	GAS	1.00	G	BAS	L	BASE AREA	100	1999	89.28	8,928
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	529,709
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2008 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$460,800