

Key: 4267

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.671

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
ANN MARVIN REALTY COMPANY LLC 231 HIGHLAND ST E BRIDGEWATER, MA 02333		100-10-0		231 HIGHLAND ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ANN MARVIN REALTY COMPANY		06/30/1998	O	257,500	16354-021
FABROSKI JOHN A JR & JOAN		08/02/1988	QS	195,000	8620-274

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	WAREHOUSE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-224	05/17/2022	3	ALTERATIONS	35,000	06/08/2022	PJK	100 100
BP-21-458	09/23/2021	3	ALTERATIONS		06/08/2022	PJK	100 100
BP-20-245	06/04/2020	3	ALTERATIONS	20,000	07/27/2020	KT	100 100
3460	11/29/2017	3	ALTERATIONS	25,000	05/09/2018	RJM	100 100
3279	05/17/2017	3	ALTERATIONS	75,000	06/29/2017	RJM	100 100

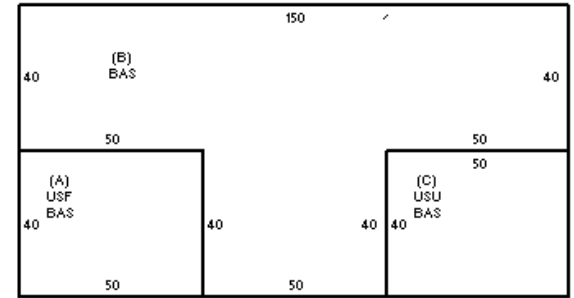
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	60,984 C3	1.00	100	1.00	201,400	1.00	100	1.00	C3	1.00	281,960
303	A	23,914 C3	1.00	100	1.00	8,300	1.00	100	1.00	C3	1.00	198,490

TOTAL	25.314 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NETT + EDISON EASEMENT B16657 P304. now c/w 101/9 fy13 for billing purposes. . .	LAND	480,500	463,800		
Inf1	FACTOR 100		BUILDING	839,400	809,800		
Inf2	PHY 100		DETACHED	283,900	270,100		
			OTHER	0	0		
			TOTAL	1,603,800	1,543,700		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		25,000	3.70	27,800
C06	A	1.00	50 0.50		380	18.40	3,500
EQB	G	1.20	20 0.80	12X20 CONC	240	251.04	48,200
CTT	G	1.20	20 0.80	STL TRIANGUL	180	1,395.24	200,900
SW2	E	1.80	20 0.80	6X10	60	72.72	3,500



ANN MARVIN REALTY LLC 750 SF  
 CHARLOTTE'S WEB 2000 SF  
 J YARD CARE INC 2000 SF  
 TRIPLE D ARBORIST 6000 SF  
 VAC 4000 SF

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2017	RJM
MODEL	5		CIM-5	LIST	6/29/2017	EST
STYLE	20	0.83	OFFICE BUILDING [50%]	REVIEW	7/3/2017	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS  
 MA TOWER # 0099D AM TOWER E BRID SITE  
 # 305095 FCC ID# 1060275 telecom antennas fy 11  
 FY12 LIGHT

G

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,076,098
NET AREA	16,000	DETAIL ADJ	0.736	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	4,000	1999	71.81	287,245	CONDITION ELEM	CD
\$NLA(RCN)	\$67	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	A	USF	L	UP-STRY FIN	2,000	1999	71.81	143,622	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	8,000	1999	71.81	574,489	INTERIOR	
				ROOF COVER	10	METAL	1.00	C	USU	L	UP-STRY UNF	2,000	1999	35.37	70,742	CDN/APP	
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	15	SUSPENDED	0.95										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1999 / 22
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$839,400