

Key: 4269

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.673

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LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|-----------------|--|--|--|
| 125 HIGHLAND LLC 522 WEST CHESTNUT ST BROCKTON, MA 02301-6233 | | | | 100-13-0 | | | | 125 HIGHLAND ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| 125 HIGHLAND LLC | | | | 06/04/2021 | QS | 700,000 | | 55099-124 | | | |
| R & D REALTY TRUST | | | | 04/15/2021 | F | 100 | | 54796-321 | | | |
| DALY JAMES J & RENO ROBER | | | | 01/03/1994 | S | 161,500 | | 12557-046 | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|-----------|------------|-------------|--------------|---------|------------|-----|--------|-----|
| 3160 | 100 | WAREHOUSE | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| BP-21-509 | 10/18/2021 | 3 | ALTERATIONS | 113,000 | 06/08/2022 | PJK | 50 | 50 |
| BP-21-6 | 06/08/2021 | 3 | ALTERATIONS | 75,000 | 06/08/2022 | PJK | 50 | 50 |
| | | 60 | SITE INSPECT | | 12/27/2017 | RJM | 100 | 100 |
| | | 99 | OTHER | | 07/18/2014 | LF | 100 | 100 |
| | | 51 | FIELD REVIEW | | 09/10/2013 | LF | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|----|------------|-----------|
| 103 | S | 43,560 | C3 | 1.00 | 100 | 201,400 | 1.00 | 100 | 1.00 | C3 | 1.00 | 201,400 |
| 303 | A | 0.288 | C3 | 1.00 | 100 | 8,300 | 1.00 | 100 | 1.00 | C3 | 1.00 | 2,390 |

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| TOTAL | 1.288 Acres | | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--|--|----------|---------|----------|---------|----------|
| Ngh | C3 | | N O T E LCF 90=TOPO. . EASEMENT BK 33982 PG 147 DATED 1/17/07. PLAN 09-239. now c/w 100/36 fy 14 | LAND | 203,800 | 196,900 | | |
| Inf1 | FACTOR 100 | | | BUILDING | 471,600 | 406,300 | | |
| Inf2 | PHY 100 | | | DETACHED | 9,000 | 8,800 | | |
| | | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 684,400 | 612,000 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| PAV | A | 1.00 | 70 0.30 16X300 | | 4,800 | 3.70 | 5,300 |
| C06 | A | 1.00 | 70 0.30 | | 300 | 18.40 | 1,700 |
| SW2 | + | 1.10 | 20 0.80 4X6 | | 24 | 44.44 | 900 |
| SHF | A | 1.00 | 30 0.70 8X10 | | 80 | 20.44 | 1,100 |

PHOTO 06/08/2022



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 12/27/2017 | RJM |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 5 | | CIM-5 | LIST | 1/3/2018 | RJM |
| STYLE | 56 | 0.74 | WAREHOUSE [72%] | REVIEW | 6/9/2022 | PJK |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

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| YEAR BLT | 1987 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 7,000 | DETAIL ADJ | 0.702 | FOUNDATION | 3 | FOUND. WALL | 1.00 | A | BAS | L | BASE AREA | 5,032 | 1987 | 88.45 | 445,099 |
| \$NLA(RCN) | \$90 | OVERALL | 1.000 | EXT. COVER | 4 | VINYL | 1.00 | B | OPA | N | OPEN PORCH | 400 | | 23.90 | 9,560 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | BAS | L | BASE AREA | 1,968 | 1987 | 88.45 | 174,077 |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | | | | | | | | |
| | | | | FLOOR COVER | 9 | CONCRETE | 0.95 | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOL | 9 | WARM/COOL AIR | 1.00 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| | | | | ARPUD | 0 | | 1.00 | | | | | | | | |
| | | | | AFFORDABLE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 628,736 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| CDN/APP | A | |
| EFF.YR/AGE | 1992 / 29 | |
| COND | 25 | 25 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 25 | % GD 75 |
| RCNLD | \$471,600 | |

