

Key: 4276

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.680

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FABROSKI JOHN A JR KRIS-JON PLAZA REALTY TRUST 3 FAB S WAY E BRIDGEWATER, MA 02333				100-20-0				687 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				06/28/1975	QS		4679-370				

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	%
3400	09/13/2017	6	CYCL GROWTH		05/08/2018	RJM	100	100
2962	06/13/2016	3	ALTERATIONS	30	05/08/2018	RJM	100	100
	05/18/2015	3	ALTERATIONS	700	05/08/2017	SLB	100	100
		99	OTHER				100	100
		6	CYCL GROWTH		07/22/2013	DF	100	100

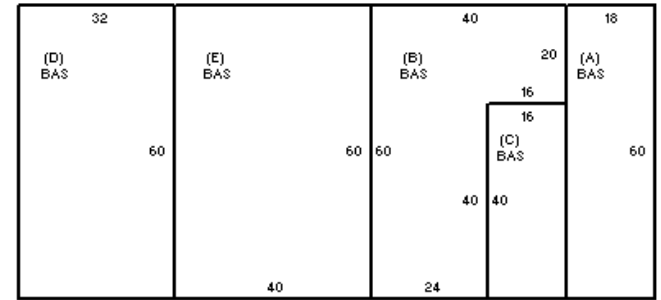
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	32,670	C3	1.00	100	1.00	100	1.00	C3	1.00		189,240

TOTAL	32,670 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N O T E T 12422.			LAND	189,200	182,900
Inf1	FACTOR 100		BUILDING	477,800	425,200		
Inf2	PHY 100		DETACHED	11,200	10,700		
			OTHER	0	0		
					TOTAL	678,200	618,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		5,000	3.70	5,600
C06	A	1.00	70 0.30		220	18.40	1,200
SP2	A	1.00	10 0.90 4X6	2017	24	202.30	4,400



VAPE SOLUTIONS (900 SF)
NORTHEAST ELECTRICAL (2400 SF)
LAND OF ELECTRONICS 2400 SF

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	RJM
MODEL	5		CIM-5	LIST	5/8/2018	EST
STYLE	56	0.72	WAREHOUSE [53%]	REVIEW	6/8/2018	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	555,628													
NET AREA	7,800	DETAIL ADJ	0.676	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	3,000	2007	71.23	213,703															
\$NLA(RCN)	\$71	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	BAS	L	BASE AREA	4,160	2007	71.23	296,335															
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	640	2007	71.23	45,590															
				ROOF COVER	10	METAL	1.00																							
				FLOOR COVER	9	CONCRETE	0.95																							
				INT. FINISH	6	MINIMUM	0.95																							
				HEATING/COOL	9	WARM/COOL AIR	1.00																							
				FUEL SOURCE	2	GAS	1.00																							
				ARPUD	0		1.00																							
				AFFORDABLE	0		1.00																							
<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>CDN/APP</td> <td>A</td> </tr> </tbody> </table>																CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	CDN/APP	A							
CONDITION ELEM	CD																													
EXTERIOR	A																													
INTERIOR	A																													
CDN/APP	A																													
<table border="1"> <thead> <tr> <th>EFF. YR/AGE</th> <td colspan="2">2007 / 14</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>14</td> <td>14 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>14</td> <td>% GD 86</td> </tr> </tbody> </table>																EFF. YR/AGE	2007 / 14		COND	14	14 %	FUNC	0		ECON	0		DEPR	14	% GD 86
EFF. YR/AGE	2007 / 14																													
COND	14	14 %																												
FUNC	0																													
ECON	0																													
DEPR	14	% GD 86																												
<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$477,800</td> </tr> </thead> </table>																RCNLD	\$477,800													
RCNLD	\$477,800																													