

Key: 4376

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.773

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
LESSARD MICHELLE M & RAYMOND J P&M REALTY TRUST 4 NORTHVILLE AVE E BRIDGEWATER, MA 02333				104-3-0				602 OAK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LESSARD MICHELLE M & RAYM				12/19/2007	G	215,000		35416-177			
RIDDER FARM INC				02/08/1990	QS	9599-280		2021-482			
ANTONIEWICZ CASIMIR				09/02/1948	QS	2021-482					

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	%
		61	SITE VISIT		12/21/2017	RJM	100	100
	04/09/2015	99	OTHER		07/25/2013	DF	100	100
		6	CYCL GROWTH		03/20/2009	DF	100	100
		6	CYCL GROWTH		03/20/2009	DF	100	100
349	06/20/2008	3	ALTERATIONS		03/20/2009	DF	100	100

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,081	C5 1.00	100	1.00	221,540	1.01	100	1.00	C5 1.10		221,010

TOTAL	43,086 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C5	NOTE			LAND	221,000	213,600
Infl1	FACTOR 100		BUILDING	343,700	331,100		
Infl2	PHY 100		DETACHED	20,900	20,000		
			OTHER	0	0		
			<b>TOTAL</b>	<b>585,600</b>	<b>564,700</b>		

DETACHED

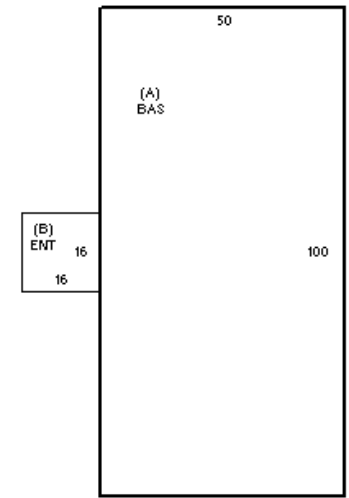
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		10,000	3.70	11,100
LH1	A	1.00	50 0.50		4	1,707.40	3,400
LH2	A	1.00	50 0.50		1	2,684.70	1,300
SP2	A	1.00	10 0.90 4X7		28	202.30	5,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2017	RJM
MODEL	5		CIM-5	LIST	12/21/2017	EST
STYLE	31	0.81	STORE [100%]	REVIEW	12/28/2017	ER
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



MICHELLE'S STUDIO OF DANCE 4000 SF  
MEET NAILS 850 SF  
R/JL ELECTRIC 400 SF

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	5,000	DETAIL ADJ	0.832	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$79	OVERALL	1.000	EXT. COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.00
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00
% SPRINKLER	0		1.00	HEATING/COOL	8	HEAT PUMP	1.03
				FUEL SOURCE	2	GAS	1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	5,000	2008	78.01	390,071
B	ENT	N	ENCL ENTRY	256		19.39	4,964

TOTAL RCN	395,035	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
CDN/APP			A
EFF.YR/AGE	2008 / 13		
COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87
RCNLD			\$343,700