Key: 4385

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,783

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BUCCELLA LOUIS R & DONALD R 636 OAK ST E BRIDGEWATER, MA 02333	104-13-0	636 OAK ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUCCELLA LOUIS R & DONALD	12/04/1990	QS		10057-350
BUCCELLA LOUIS R & DONALD	05/30/1986	QS		6809-313

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3340	100	SERVICE STATION		1	1 of 1

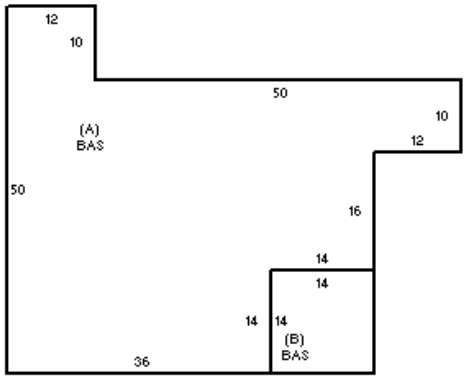
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		05/11/2018	RJM	100	100
		6	CYCL GROWTH		07/25/2013	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	34,186	C5 1.00	100 1.00	100 1.00	221,540	1.21	100 1.00	C5 1.10			210,200

TOTAL	34,195 SF	ZONING		FRNT	0
Ngh	C5	NOTE	. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	210,200	203,100
BUILDING	100,700	97,900
DETACHED	6,400	6,100
OTHER	0	0
TOTAL	**317,300**	**307,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	70 0.30			5,000	3.70	5,600
LH2	A 1.00	70 0.30			1	2,684.70	800

PHOTO 05/11/2018

BLDG COMMENTS

LOU & DONS REPAIR & USED CARS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	0.60	SERVICE GARAGE [91%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	5/11/2018	RJM
LIST	5/11/2018	RJM
REVIEW	6/8/2018	ER

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	2,240	DETAIL ADJ	0.533
$NLA(RCN)	$90	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,044	1955	89.95	183,851
B	BAS	L	BASE AREA	196	1955	89.95	17,630

TOTAL RCN	201,481
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1962 / 59	
COND	50	50 %
FUNC	0	
ECON	0	
DEPR	50	% GD 50
RCNLD		$100,700