

Key: 4386

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.784

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JSRM PROPERTIES LLC 457 OAK ST E BRIDGEWATER, MA 02333				104-14-0				457 OAK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JSRM PROPERTIES LLC				02/05/2020	P	350,000	52316-347				
RIDDER FARM INC				12/29/2016	A	1	47943-98				
GEORGE A RIDDER REALTY TR				10/16/2014	T	1,000	44848-207				

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-21-425	09/03/2021	3	ALTERATIONS	7,000	06/08/2022	PJK	100	100
BP-20-520	10/20/2020	1	NEW CONST	274,350	08/05/2021	PJK	100	100
SS19-08		5	SPLIT/SUB		12/31/2017		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	C5	1.00	100	1.00	100	1.00	221,540	1.00	100	1.00	221,540
303	A	2,138	C5	1.00	100	1.00	100	1.00	9,130	1.00	100	1.00	19,520

DETACHED

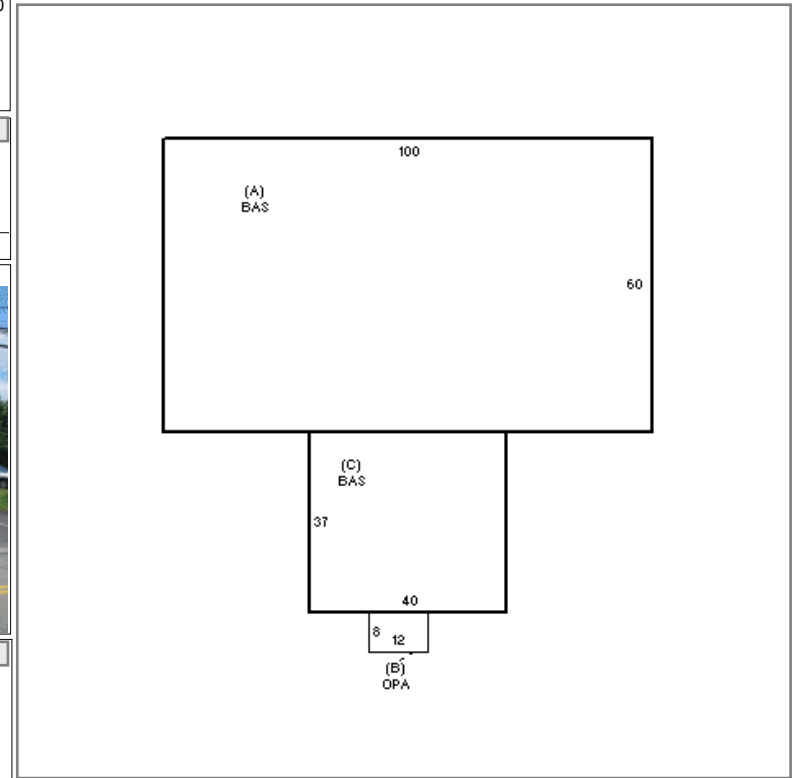
TOTAL	3.138 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C5	C/W 15-17 157 158. . . unbuild pr build inspect Combined with 95-843 Frontage lots			LAND	241,100	232,900	
Inf1	FACTOR 100				BUILDING	577,000	487,400	
Inf2	PHY 100				DETACHED	141,200	132,300	
					OTHER	0	0	
					TOTAL	959,300	852,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90	2021	42,000	3.70	139,900
SW2	G	1.20	10 0.90 8' W X 3' H	2021	24	48.48	1,000
SW2	A	1.00	10 0.90 8' W X 1' H	2021	8	40.40	300

PHOTO 06/08/2022



BLDG COMMENTS
Smitherz Landscape & Container Service



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2021	SLB
MODEL	5		CIM-5	LIST	3/30/2021	SLB
STYLE	56	0.70	WAREHOUSE [80%]	REVIEW	9/30/2021	PJK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	577,021
NET AREA	7,480	DETAIL ADJ	0.616	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,000	2021	76.84	461,011		
\$NLA(RCN)	\$77	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	OPA	N	OPEN PORCH	96		23.90	2,294		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,480	2021	76.84	113,716		
				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										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2021 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$577,000
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