

Key: 4520

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.853

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BROCKTON CITY OF WATER DEPT CITY HALL 45 SCHOOL ST BROCKTON, MA 02301				107-23-0				0 PINE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BROCKTON CITY OF				10/05/1953	QS			2301-140			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3900	100	COM DEV LAND				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		05/15/2018	RJM	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,780	C2 1.00	100	100	181,260	1.72	100	1.00	C2	0.90	156,300

TOTAL	21,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N O T E *BUILDING NOT TAXABLE. [VALUE = 208300 X .80 = 166600. T 5816. .	LAND		156,300	151,000	
Infl1	FACTOR 100		BUILDING		0	0	
Infl2	PHY 100		DETACHED		4,100	3,900	
			OTHER		0	0	
		TOTAL		160,400	154,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
C06	A	1.00	10 0.90		250	18.40	4,100	05/15/2018



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	RJM
MODEL	5		CIM-5	LIST	5/15/2018	EST
STYLE	58	1.10	UTILITY BLD [100%]	REVIEW	5/30/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304.665
NET AREA	1,736	DETAIL ADJ	0.938	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,736	0	175.50	304.665		
\$NLA(RCN)	\$176	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05										
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	0		1.00										
				FUEL SOURCE	0		1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																CDN/APP	
																EFF.YR/AGE	2011 / 10
																COND	10 10 %
																FUNC	100 EXEMPT
																ECON	0
																DEPR	100 % GD 0
																RCNLD	\$0