

Key: 4633

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.955

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CURRENT OWNER				PARCEL ID				LOCATION			
RIDDER FARM INC P O BOX 310 WHITMAN, MA 02382				115-32-0				322 OAK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RIDDER FARM INC				07/03/1992	QS	600,000		11096-079			
RIDDER FARM INC				07/02/1992	QS	600,000		11096-079			
ATCHISON WILLIAM R & FLOR				04/21/1971	QS	3664-275					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0380	100	Mixed-Comm/Chpt				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2846	03/02/2016	3	ALTERATIONS	8,480			100	100
1552	05/22/2013	3	ALTERATIONS	81,000			100	100
1379	11/06/2012	3	ALTERATIONS	1,000	07/25/2013	DF	100	100

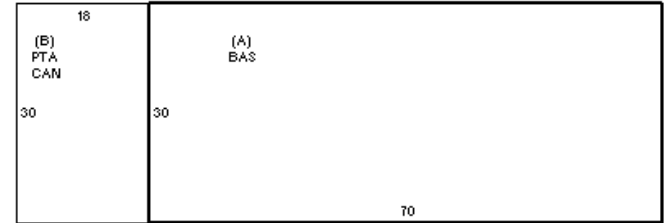
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C3	1.00	100	1.00	100	1.00	201,400	1.00	100	1.00	201,400
303	A	4,750	C3	1.00	100	1.00	100	1.00	8,300	1.00	100	1.00	9,860

TOTAL	5.750 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS			
Ngh	C3	N . FFCV-443000. RIDDER GOLF LEARNING CTR & STORE. EASEMENT BK 16233 PG 344.			LAND	211,260	204,100			
Infl1	FACTOR 100	T E						BUILDING	165,500	134,700
Infl2	PHY 100		DETACHED	181,600	168,100					
					OTHER	0	0			
					TOTAL	558,360	506,900			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70 ASPH PAVING		20,000	3.70	51,800
C06	A	1.00	70 0.30 FENCE - 6 FT		176	18.40	1,000
S/V	A	1.00	20 0.80 26X200 CAN/P		130,000	1.20	124,800
C10	A	1.00	70 0.30 FENCE - 10 F		140	24.60	1,000
SW2	V	1.50	10 0.90 4X5		20	60.60	1,100
SP1	V	1.50	10 0.90 2 X 5 ELECTR	2016	10	211.80	1,900



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BUILDING	CD	ADJ	DESC	MEASURE	3/2/2016	RJM
MODEL	5		CIM-5	LIST	3/2/2016	RJM
STYLE	56	0.60	WAREHOUSE [100%]	REVIEW	7/25/2013	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
RIDDER GOLF LEARNING CENTER

YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,100	DETAIL ADJ	0.541	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,100	1993	93.59	196,532
\$NLA(RCN)	\$100	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	CAN	N	CANOPY	540		18.90	10,206
				ROOF SHAPE	2	HIP	1.00	B	PTA	N	PATIO	540		5.10	2,754
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	4	WALL BOARD	0.96								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	209,492	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
CDN/APP			
EFF.YR/AGE		2001 / 20	
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD	\$165,500		