**Key: 4640**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,960

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| 58 WASHINGTON ST LLC<br>8 JOHNSON FARM LN<br>E BRIDGEWATER, MA 02333 | 116-1-0 | 58 WASHINGTON ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| 58 WASHINGTON ST LLC | 12/29/2010 | O | 500,000 | 39479-271 |
| SPRAGUE HARRY F IV | 03/21/2000 | A | 100 | 18367-340 |
| SPRAGUE HARRY F IV | 03/20/2000 | A | 100 | 18367-340 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 4000 | 100 | MANUFACT BLDG | | 1 | 1 of 3 |

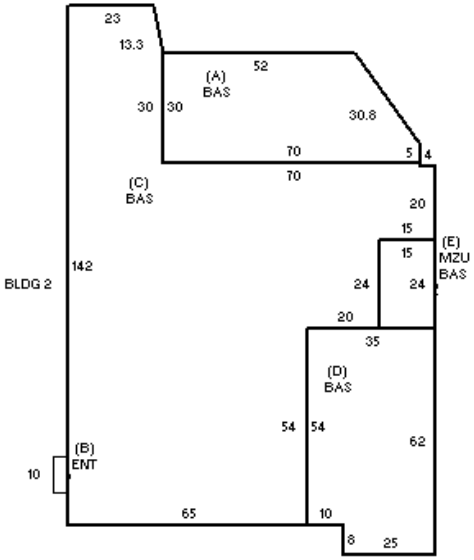
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 51 | FIELD REVIEW | | 05/14/2018 | RJM | 100 | 100 |
| 2508 | 06/10/2015 | 3 | ALTERATIONS | 16,800 | 07/02/2015 | SLB | 100 | 100 |
| | | 51 | FIELD REVIEW | | 09/16/2013 | SB | 100 | 100 |
| 969 | 09/29/2011 | 3 | ALTERATIONS | 80,000 | | | 100 | 100 |
| 673 | 01/06/2011 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 103 | S | 75,620 | C2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 154,071 | 1.00 | 85 | 0.85 | C2 | 0.90 | | | 267,470 |
| 303 | A | 0.637 | C2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 7,470 | 1.00 | 100 | 1.00 | C2 | 0.90 | | | 4,760 |

| TOTAL | 2.373 Acres | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | C2 | NOTE | PLAN 10-540 - LAND AREA CHNG. . . | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 272,200 | 263,000 |
| BUILDING | 0 | 0 |
| DETACHED | 17,300 | 16,300 |
| OTHER | 334,700 | 323,600 |
| TOTAL | **624,200** | **602,900** |




## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| PAV | A | 1.00 | 70 | 0.30 | | | 15,000 | 3.70 | 16,700 |
| SW2 | A | 1.00 | 30 | 0.70 | 4X5 | | 20 | 40.40 | 600 |

PHOTO 05/14/2018

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 5 | | CIM-5 |
| STYLE | 63 | 0.64 | LIGHT MANUF. [84%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 2 | 1.00 | MASONRY [100%] |

| | | |
|---|---|---|
| MEASURE | 5/15/2018 | RJM |
| LIST | 5/15/2018 | EST |
| REVIEW | 5/30/2018 | ER |

BLDG COMMENTS

PC TRADING

| YEAR BLT | 1948 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 13,070 | DETAIL ADJ | 0.571 |
| $NLA(RCN) | $67 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| % HEATED | 100 | 1.00 |
| % AIR COND | 0 | 1.00 |
| % SPRINKLER | 100 | 1.02 |

| 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 | 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 | 1,875 | 1977 | 66.63 | 124,931 |
| B | ENT | N | ENCL ENTRY | 40 | | 27.70 | 1,108 |
| + | BAS | L | BASE AREA | 9,105 | 1948 | 66.63 | 606,664 |
| D | BAS | L | BASE AREA | 2,090 | 1948 | 66.63 | 139,256 |
| E | MZU | N | UNF MEZ | 360 | | 18.90 | 6,804 |

TOTAL RCN 878,763

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| CDN/APP | |

EFF.YR/AGE 1947 / 74

| | | | | |
|---|---|---|---|---|
| COND | 65 | 65 % | | |
| FUNC | 35 | MILL | | |
| ECON | 0 | | | |
| DEPR | 100 | % GD | 0 | |

RCNLD $0

**Key: 4640** **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 3,961

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| 58 WASHINGTON ST LLC<br>8 JOHNSON FARM LN<br>E BRIDGEWATER, MA 02333 | 116-1-0 | 58 WASHINGTON ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| | | | | |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 4000 | 100 | MANUFACT BLDG | | 2 | 2 of 3 |

| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

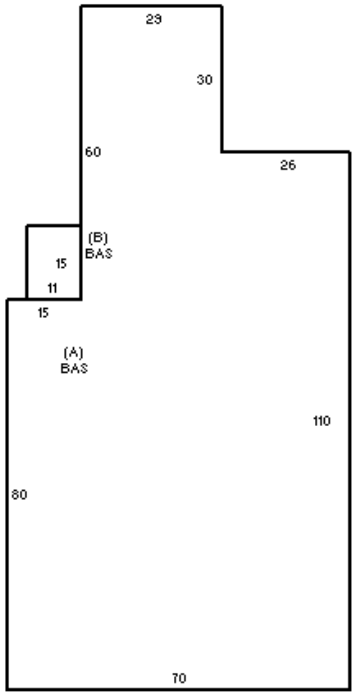
| TOTAL | | ZONING | FRNT |
|---|---|---|---|
| Ngh<br>Infl1<br>Infl2 | | NOTE | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND<br>BUILDING<br>DETACHED<br>OTHER | 126,500 | |
| TOTAL | | |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 05/14/2018




## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 5 | | CIM-5 |
| STYLE | 63 | 0.55 | LIGHT MANUF. [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [98%] |

| MEASURE | 5/14/2018 | RJM |
|---|---|---|
| LIST | 5/14/2018 | EST |
| REVIEW | 5/31/2008 | ER |

BLDG COMMENTS
PRINTING CO

| YEAR BLT | 1918 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 8,285 | DETAIL ADJ | 0.497 |
| $NLA(RCN) | $61 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| % HEATED | 100 | 1.00 |
| % AIR COND | 0 | 1.00 |
| % SPRINKLER | 100 | 1.02 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 1.00 |
| EXT. COVER | 4 | VINYL | 1.00 |
| 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 | 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 | 8,120 | 1918 | 61.08 | 495,972 |
| B | BAS | L | BASE AREA | 165 | 1979 | 61.08 | 10,078 |

| TOTAL RCN | 506,050 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| CDN/APP | |

| EFF.YR/AGE | 1983 / 38 | |
|---|---|---|
| COND | 30 | 30 % |
| FUNC | 45 | OLD MILL |
| ECON | 0 | |
| DEPR | 75 | % GD 25 |
| RCNLD | | $126,500 |

**Key: 4640**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,962

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| 58 WASHINGTON ST LLC<br>8 JOHNSON FARM LN<br>E BRIDGEWATER, MA 02333 | 116-1-0 | 58 WASHINGTON ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| | | | | |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 4000 | 100 | MANUFACT BLDG | | 3 | 3 of 3 |

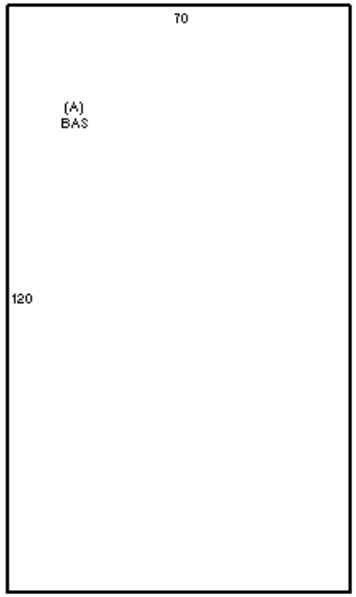
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| TOTAL | | ZONING | FRNT |
|---|---|---|---|
| Ngh<br>Infl1<br>Infl2 | | NOTE | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | | |
| BUILDING | 208,200 | |
| DETACHED | | |
| OTHER | | |
| TOTAL | | |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 05/14/2018

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 5 | | CIM-5 |
| STYLE | 63 | 0.55 | LIGHT MANUF. [100%] |
| QUALITY | L | 0.70 | LOW COST [100%] |
| FRAME | 4 | 0.98 | METAL [100%] |

| | | |
|---|---|---|
| MEASURE | 5/14/2018 | RJM |
| LIST | 5/14/2018 | EST |
| REVIEW | 5/30/2018 | ER |

BLDG COMMENTS

RAY'S COLLISION/MEAN SCREENS/SPRAGUE WINDOWS

| | | | |
|---|---|---|---|
| YEAR BLT | 1972 | SIZE ADJ | 1.000 |
| NET AREA | 8,400 | DETAIL ADJ | 0.516 |
| $NLA(RCN) | $44 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| % HEATED | 100 | 1.00 |
| % AIR COND | 0 | 1.00 |
| % SPRINKLER | 100 | 1.02 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 1.00 |
| EXT. COVER | 19 | PREFAB METAL | 1.00 |
| 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 | 1 | FORCED AIR | 1.00 |
| 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 | 8,400 | 1972 | 44.26 | 371,820 |

| TOTAL RCN | 371,820 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| CDN/APP | F |

| EFF.YR/AGE | 1978 / 43 | | |
|---|---|---|---|
| COND | 34 | 34 % | |
| FUNC | 0 | | |
| ECON | 10 | | |
| DEPR | 44 | % GD | 56 |
| RCNLD | | | $208,200 |