

Key: 4656

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.977

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ELLIS BENJAMIN M 225 WASHINGTON ST E BRIDGEWATER, MA 02333				116-19-0				225 WASHINGTON ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ELLIS BENJAMIN M				04/27/2015	N	150,000		45472-011			
MACDONALD MICHAEL				09/08/2011	F	1 40299-65					
MACDONALD MICHAEL				04/01/2011	A	1 39807-50					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3289	05/22/2017	60	SITE INSPECT		12/20/2017	RJM	100	100
		3	ALTERATIONS	1,000	12/20/2017	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	21,780	C2	1.00	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 CLOSED.special permit granted by ZBA. Special Permit application to ship & receive online items	LAND	156,300	151,000		
Infl1	FACTOR 100		BUILDING	147,000	120,700		
Infl2	PHY 100		DETACHED	4,800	4,500		
			OTHER	0	0		
		TOTAL		308,100	276,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SM2	V	1.50	20 0.80 5X5		25	120.15	2,400
SHF	A	1.00	40 0.60 8X10		80	20.44	1,000
SHM	A	1.00	20 0.80 8X16		128	13.44	1,400

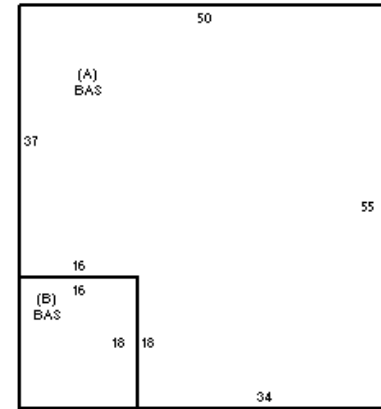


BLDG COMMENTS

SSK SWEET SPOT KUSTOMS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2017	RJM
MODEL	5		CIM-5	LIST	12/20/2017	RJM
STYLE	56	0.65	WAREHOUSE [90%]	REVIEW	12/27/2017	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	2,750	DETAIL ADJ	0.588
\$NLA(RCN)	\$79	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,462	1960	78.59	193,495
EXT. COVER	1	WOOD SHINGLE	1.00	B	BAS	L	BASE AREA	288	1960	78.59	22,635
ROOF SHAPE	1	GABLE	1.00								
ROOF COVER	1	ASPH/CMP SHIN	1.00								
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								

TOTAL RCN	216,130
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1980 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$147,000