

Key: 4806

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.095

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GALLANTE DONALD 290 THATCHER ST E BRIDGEWATER, MA 02333				122-9-0				290 THATCHER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GALLANTE DONALD				07/16/1997	N	55,000	15326-156				
GALLANTE DONALD				07/15/1997	N	55,000	15326-156				
MCCRATIC VIRGIL L & DOROT				07/22/1963	QS		3035-147				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO SALES/SERV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3425	10/11/2017	51	FIELD REVIEW		05/16/2018	RJM	100	100
		3	ALTERATIONS	5,000	05/16/2018	RJM	100	100
		6	CYCL GROWTH		07/29/2013	DF	100	100

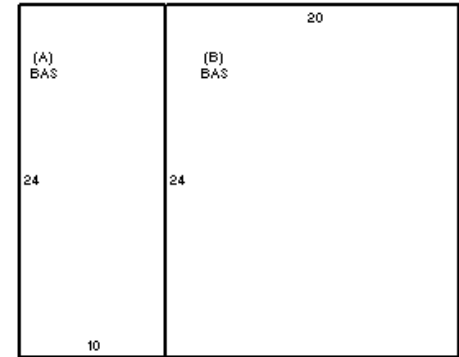
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	28,009	C1	1.00	100	171,190	1.41	100	1.00	C1	0.85	155,660

TOTAL	28,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C1	NOTE			LAND	155,700	150,400
Infl1	FACTOR 100				BUILDING	105,700	101,900
Infl2	PHY 100				DETACHED	8,200	7,700
					OTHER	0	0
					TOTAL	269,600	260,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		5,000	3.70	5,600
C06	A	1.00	70 0.30		300	18.40	1,700
SW2	G	1.20	10 0.90 4X5		20	48.48	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	RJM
MODEL	5		CIM-5	LIST	5/16/2018	RJM
STYLE	20	0.92	OFFICE BUILDING [67%]	REVIEW	6/1/2018	ER
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

HANKS AUTO SALES

LAND

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	125,820
NET AREA	720	DETAIL ADJ	0.827	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	240	2002	174.75	41,940	CONDITION ELEM	CD
\$NLA(RCN)	\$175	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	BAS	L	BASE AREA	480	2002	174.75	83,880	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00									INTERIOR	
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	
				FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE	2005 / 16
				INT. FINISH	2	DRYWALL	1.00									COND	16 16 %
				HEATING/COOL	1	FORCED AIR	1.00									FUNC	0
				FUEL SOURCE	2	GAS	1.00									ECON	0
				ARPUD	0		1.00									DEPR	16 % GD 84
				AFFORDABLE	0		1.00									RCNLD	\$105,700