Key: 5

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 7

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLCO CONSTRUCTION CORP P O BOX 102 E BRIDGEWATER, MA 02333	1-6-0	0 PLYMOUTH ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROLLCO CONSTRUCTION CORP	02/01/2021	U	450,000	54314-346
HASEOTES DEMETRIOS B	09/30/2019	A	200,000	51722-218
HP LIMITED PARTNERSHIP	06/02/2004	B	100	28354-211

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4010	100	WAREHOUSE		1	1 of 7

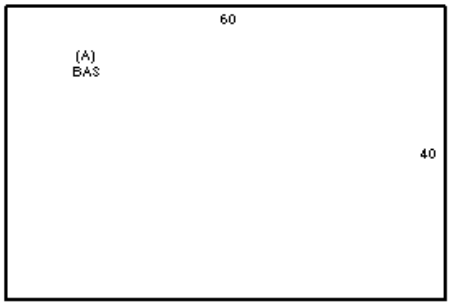
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-599	12/09/2021	1	NEW CONST		06/08/2022	PJK	50	50
BP-21-598	12/09/2021	1	NEW CONST		06/08/2022	PJK	50	50
BP-21-597	12/09/2021	1	NEW CONST		06/08/2022	PJK	50	50
BP-21-596	12/09/2021	1	NEW CONST		06/08/2022	PJK	50	50
BP-21-595	12/09/2021	1	NEW CONST		06/08/2022	PJK	50	50

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	87,120	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	1.00	C2	0.90			362,520
303	A	7.730	C2	1.00	100	1.00	100	1.00	7,470	1.00	100	1.00	C2	0.90			57,740

TOTAL	9.730 Acres	ZONING		FRNT	0
Ngh	C2	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	420,300	405,900
BUILDING	122,900	0
DETACHED	0	0
OTHER	796,500	0
TOTAL	**1,339,700**	**405,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.60	WAREHOUSE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	6	1.03	STRUC. STEEL [100%]

MEASURE	6/8/2022	PJK
LIST	6/8/2022	PJK
REVIEW	6/9/2022	PJK

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	0.565
$NLA(RCN)	$102	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
FOUNDATION	4	FLR & WALL	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	15	SUSPENDED	0.95
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	2,400	2022	102.42	245,810

TOTAL RCN	245,810
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2021 / 0		
COND	0	0 %	
FUNC	50	uc	
ECON	0		
DEPR	50	% GD	50
RCNLD	$122,900		

Key: 5

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 8

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLCO CONSTRUCTION CORP P O BOX 102 E BRIDGEWATER, MA 02333	1-6-0	0 PLYMOUTH ST

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4010	100	WAREHOUSE		2	2 of 7

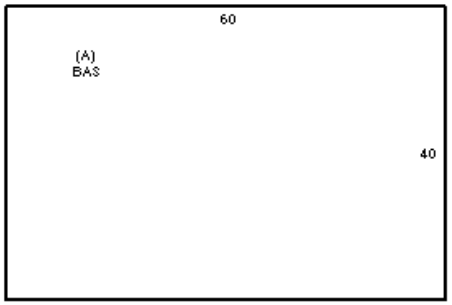
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	122,900	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.60	WAREHOUSE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	6	1.03	STRUC. STEEL [100%]

MEASURE	6/8/2022	PJK
LIST	6/8/2022	PJK
REVIEW	6/9/2022	PJK

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	0.565
$NLA(RCN)	$102	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
FOUNDATION	4	FLR & WALL	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	15	SUSPENDED	0.95
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	2,400	2022	102.42	245,810

TOTAL RCN	245,810
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2021 / 0		
COND	0	0 %	
FUNC	50	uc	
ECON	0		
DEPR	50	% GD	50
RCNLD	$122,900		

Key: 5

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 9

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLCO CONSTRUCTION CORP P O BOX 102 E BRIDGEWATER, MA 02333	1-6-0	0 PLYMOUTH ST

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4010	100	WAREHOUSE		3	3 of 7

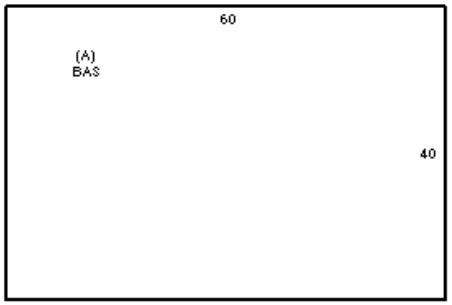
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL	ZONING	FRNT
Ngh Infl1 Infl2	NOTE	

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	122,900	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.60	WAREHOUSE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	6	1.03	STRUC. STEEL [100%]

MEASURE	6/8/2022	PJK
LIST	6/8/2022	PJK
REVIEW	6/9/2022	PJK

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	0.565
$NLA(RCN)	$102	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
FOUNDATION	4	FLR & WALL	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	15	SUSPENDED	0.95
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	2,400	2022	102.42	245,810

TOTAL RCN	245,810

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2021 / 0	
COND	0	0 %
FUNC	50	uc
ECON	0	
DEPR	50	% GD 50
RCNLD		$122,900

Key: 5

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 10

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLCO CONSTRUCTION CORP P O BOX 102 E BRIDGEWATER, MA 02333	1-6-0	0 PLYMOUTH ST

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4010	100	WAREHOUSE		4	4 of 7

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

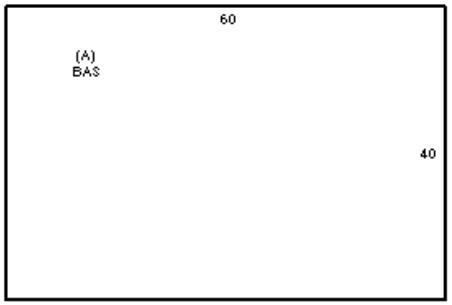
TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	122,900	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.60	WAREHOUSE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	6	1.03	STRUC. STEEL [100%]

MEASURE	6/8/2022	PJK
LIST	6/8/2022	PJK
REVIEW	6/9/2022	PJK

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	0.565
$NLA(RCN)	$102	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
FOUNDATION	4	FLR & WALL	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	15	SUSPENDED	0.95
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	2,400	2022	102.42	245,810

TOTAL RCN	245,810
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2021 / 0		
COND	0	0 %	
FUNC	50	uc	
ECON	0		
DEPR	50	% GD	50
RCNLD			$122,900

Key: 5

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 11

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLCO CONSTRUCTION CORP P O BOX 102 E BRIDGEWATER, MA 02333	1-6-0	0 PLYMOUTH ST

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4010	100	WAREHOUSE		5	5 of 7

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

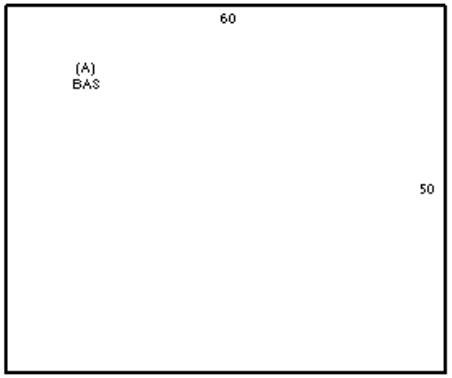
TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	142,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.60	WAREHOUSE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	6	1.03	STRUC. STEEL [100%]

MEASURE	6/8/2022	PJK
LIST	6/8/2022	PJK
REVIEW	6/9/2022	PJK

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	3,000	DETAIL ADJ	0.565
$NLA(RCN)	$95	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
FOUNDATION	4	FLR & WALL	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	15	SUSPENDED	0.95
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	3,000	2022	95.05	285,146

TOTAL RCN	285,146

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2021 / 0	
COND	0	0 %
FUNC	50	uc
ECON	0	
DEPR	50	% GD 50

RCNLD	$142,600

Key: 5

Town of E. BRIDGEWATER - Fiscal Year 2023

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

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLCO CONSTRUCTION CORP P O BOX 102 E BRIDGEWATER, MA 02333	1-6-0	0 PLYMOUTH ST

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4010	100	WAREHOUSE		6	6 of 7

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

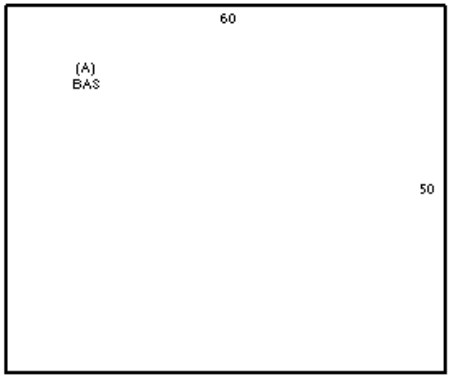
TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	142,600	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.60	WAREHOUSE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	6	1.03	STRUC. STEEL [100%]

MEASURE	6/8/2022	PJK
LIST	6/8/2022	PJK
REVIEW	6/9/2022	PJK

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	3,000	DETAIL ADJ	0.565
$NLA(RCN)	$95	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
FOUNDATION	4	FLR & WALL	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	15	SUSPENDED	0.95
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	3,000	2022	95.05	285,146

TOTAL RCN	285,146

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2021 / 0		
COND	0	0 %	
FUNC	50	uc	
ECON	0		
DEPR	50	% GD	50
RCNLD			$142,600

Key: 5

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 13

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROLLCO CONSTRUCTION CORP P O BOX 102 E BRIDGEWATER, MA 02333	1-6-0	0 PLYMOUTH ST

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

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
4010	100	WAREHOUSE		7	7 of 7

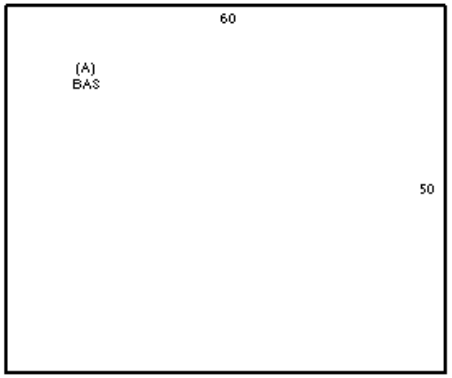
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	142,600	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	56	0.60	WAREHOUSE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	6	1.03	STRUC. STEEL [100%]

MEASURE	6/8/2022	PJK
LIST	6/8/2022	PJK
REVIEW	6/9/2022	PJK

YEAR BLT	2022	SIZE ADJ	1.000
NET AREA	3,000	DETAIL ADJ	0.565
$NLA(RCN)	$95	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
FOUNDATION	4	FLR & WALL	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	15	SUSPENDED	0.95
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	3,000	2022	95.05	285,146

TOTAL RCN	285,146

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2021 / 0	
COND	0	0 %
FUNC	50	uc
ECON	0	
DEPR	50	% GD 50

RCNLD	$142,600