

Key: 6426

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.807

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
EB VIKING LLC C/O JIM COFFEY 210 ESSEX ST WHITMAN, MA 02382				32-17-0				607 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EB VIKING LLC				07/17/2017	U	900,000	48674-175				
THOMPSON FRED W JR & HAMR				08/30/1990	B	270,000	9920-235				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1400	100	CHILD CARE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
3387	09/07/2017	3	ALTERATIONS	1,000	05/08/2018	RJM	100 100
3385	09/07/2017	3	ALTERATIONS	4,000	05/08/2018	RJM	100 100
3290	05/23/2017	3	ALTERATIONS	800,000	08/04/2021	PJK	100 100
301	10/03/2005	3	ALTERATIONS				100 100
169	07/12/2005	3	ALTERATIONS	7,200			100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	64,992	C3 1.00	100	1.00	201,400	1.00	100	1.00	C3	1.00	300,490
303	A	5,568	C3 1.00	100	1.00	8,300	1.00	100	1.00	C3	1.00	46,210

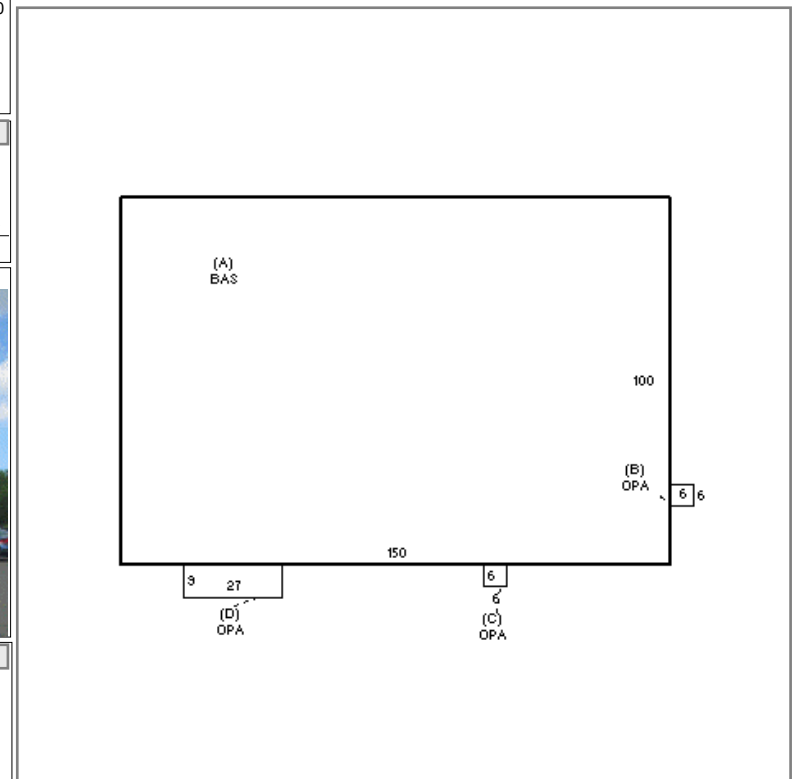
TOTAL	7.060 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE			LAND	346,700	334,900
Inf1	FACTOR 100		BUILDING	1,479,700	1,409,400		
Inf2	PHY 100		DETACHED	61,800	58,400		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,888,200</b>	<b>1,802,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		30,000	3.70	55,500
SW2	+	1.10	10 0.90	4X8	32	44.44	1,300
C04	A	1.00	20 0.80		398	15.60	5,000

PHOTO 06/09/2022

BLDG COMMENTS  
BUSY BEE DAY CARE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2017	RJM
MODEL	5		CIM-5	LIST	6/29/2017	EST
STYLE	17	1.18	DAY CARE [100%]	REVIEW	7/3/2017	RJM
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,761,517
NET AREA	15,000	DETAIL ADJ	1.194	FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BASE AREA	15,000	1990	117.01	1,755,118		
\$NLA(RCN)	\$117	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	OPA	N	OPEN PORCH	315		20.31	6,399		
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	4	TILE	0.98										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																CDN/APP	A
																EFF.YR/AGE	2005 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,479,700