

Key: 677

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 585

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
EAST BRIDGEWATER TOWN OF WATER DEPT 175 CENTRAL ST E BRIDGEWATER, MA 02333				12-10-0				54-REAR LEO WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				07/18/1991	QS	350,000	10384-097				
					QS		4488-164				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9310	100	IMP.SELECT/CITY CNCL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
176	11/14/2007	6 3	CYCL GROWTH ALTERATIONS	3,800,000	05/02/2013 06/30/2009	DF DF	0 100	0 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C2	1.00	100	181,260	1.00	100	1.00	C2	0.90	181,260
203	A	5,000	C2	1.00	100	53,910	1.00	100	1.00	C2	0.90	269,550
303	A	17,000	C2	1.00	100	8,300	1.00	100	1.00	ELP	1.00	141,100

DETACHED

TOTAL	23.000 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N O T E	WATER PUMP STATION... EASEMENT BK35895 PG 009		LAND	591,900	571,700
Inf1	FACTOR 100		BUILDING	1,104,500	1,064,100		
Inf2	PHY 100		DETACHED	217,400	206,900		
			OTHER	0	0		
			TOTAL		1,913,800	1,842,700	

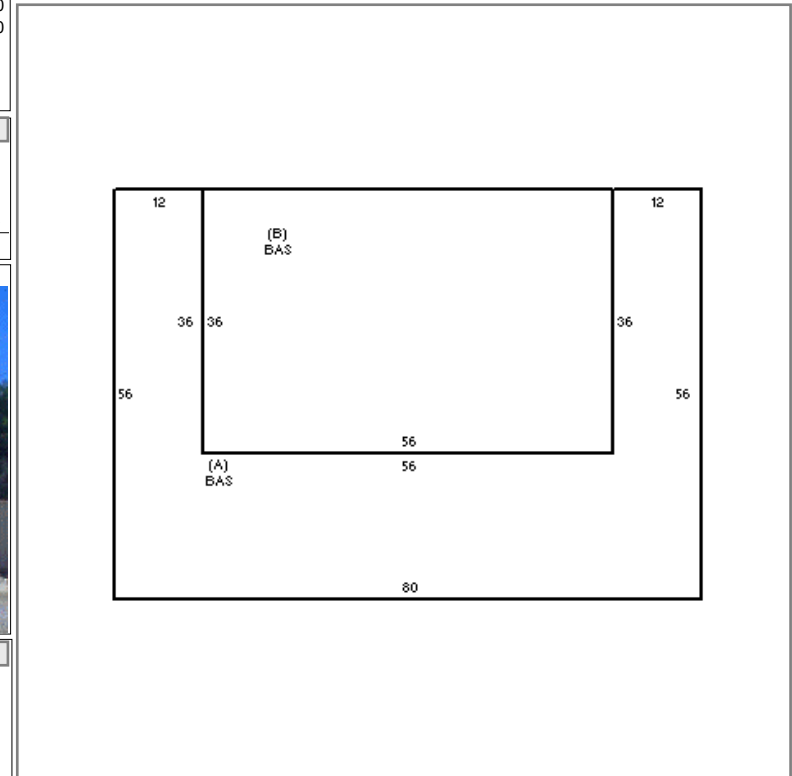
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
EQB	A	1.00	10 0.90		1,060	209.20	199,600
PAV	A	1.00	50 0.50		5,000	3.70	9,300
C06	A	1.00	50 0.50		920	18.40	8,500



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2013	DF
MODEL	5		CIM-5			
STYLE	89	1.28	WASTE WAT.TREAT [100%]	LIST	5/2/2013	DF
QUALITY	S	1.65	SUPERLATIVE [100%]			
FRAME	2	1.00	MASONRY [100%]	REVIEW	5/2/2013	DF

BLDG COMMENTS
EAST BRIDGEWATER WATER TREATMENT PLANT



YEAR BLT	2008	SIZE ADJ	1.000
NET AREA	4,480	DETAIL ADJ	1.251
\$NLA(RCN)	\$283	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLER		100	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	9	OTHER	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	9	WARM/COOL 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	2,464	2008	283.37	698,217
B	BAS	L	BASE AREA	2,016	2008	283.37	571,268

TOTAL RCN	1,269,485
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2008 / 13
COND	13 13%
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,104,500