

Key: 749

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 640

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
BISWAS LLC 210 POND ST E. BRIDGEWATER, MA 02333				17-3-0				210 POND ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BISWAS LLC				01/31/2005	QS	450,000	29928-289				
HAYNES CARLTON B & E ALAN				07/21/1977	QS		4294-317				

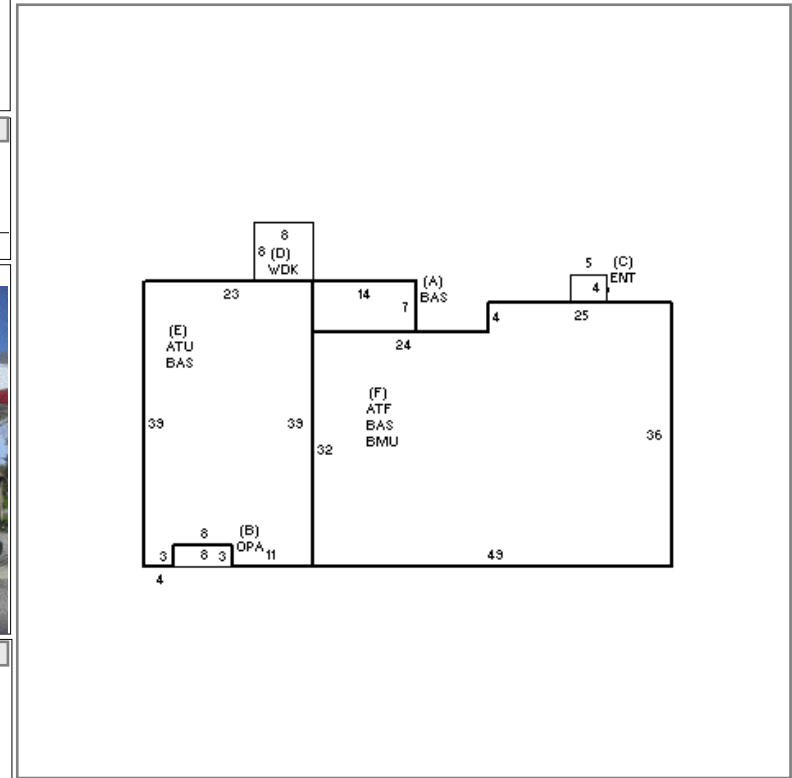
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	85	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3426	10/12/2017	3	FIELD REVIEW		05/11/2018	RJM	100	100
1205	06/20/2013	3	ALTERATIONS	10,000	05/11/2018	RJM	100	100
890	08/04/2011	3	ALTERATIONS	640	06/20/2013	LF	100	100
442	09/22/2008	3	ALTERATIONS	2,300	07/25/2013	DF	100	100
				2,800	03/25/2009	DF	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	19,460	C2	1.00	100	1.00	100	1.00	181,260	1.89	100	152,660

TOTAL	19,471 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	NOTE T 11847. OOC-3BR APT UP. L/B CF	LAND	152,700	147,500		
Infl1	FACTOR 100		BUILDING	247,400	239,800		
Infl2	PHY 100		DETACHED	125,700	120,200		
			OTHER	0	0		
			TOTAL	525,800	507,500		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		4,000	3.70	4,400
PM6	G	1.20	20 0.80		2	27,525.72	44,000
TN1	G	1.20	20 0.80	3 - 6000 GAL	18,000	3.12	44,900
SP2	V	1.50	10 0.90	5X5	25	303.45	6,800
SIC	G	1.20	10 0.90	22X22	484	55.80	24,300
SHF	G	1.20	20 0.80	8X8	64	24.53	1,300



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BUILDING	CD	ADJ	DESC	MEASURE	5/11/2018	RJM
MODEL	5		CIM-5	LIST	5/11/2018	EST
STYLE	31	0.83	STORE [61%]	REVIEW	6/6/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
COUNTRY CONVENIENCE/FABIAN GAS/COUNTRY CAFE

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426,616
NET AREA	4,307	DETAIL ADJ	0.790	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	2,639	1925	109.46	288,872		
\$NLA(RCN)	\$99	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	24		23.92	574		
				ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCL ENTRY	20		27.70	554		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	WDK	N	WOOD DECK	64		18.91	1,210		
				FLOOR COVER	4	TILE	0.98	E	ATU	N	ATTIC UNF	873		25.10	21,912		
				INT. FINISH	2	DRYWALL	1.00	F	BMU	N	BSMT UNF	1,668		23.90	39,865		
				HEATING/COOL	9	WARM/COOL AIR	1.00	F	ATF	L	ATTIC	1,668	1925	44.14	73,629		
				FUEL SOURCE	1	OIL	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1970 / 51
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$247,400