

Key: 2628

Town of E. BRIDGEWATER - Fiscal Year 2024

12/4/2023 6:19 pm SEQ #: 2.238

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PHAM THAI & NGUYEN HA 84 GARFIELD ST QUINCY, MA 02169				61-148-0				41 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHAM THAI & NGUYEN HA				10/29/2020	O	210,000	53717-207				
PIAZZA WILLIAM C &				08/28/2009	T	140,000	37661-023				
LAGARDE LOIS J				10/02/1998	QS	150,000	16669-339				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	50	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-155	04/13/2021	3	ALTERATIONS	54,000	06/01/2022	PJK	0	0
BP-19-202	06/13/2019	3	ALTERATIONS	100,000	06/01/2022	PJK	10	10
18-280	05/06/2019	60	SITE INSPECT			PW	100	100
BP-18-280	09/18/2018	3	ALTERATIONS	52,000	06/01/2022	PJK	10	10
		61	SITE VISIT		12/19/2017	RJM	100	100

LAND

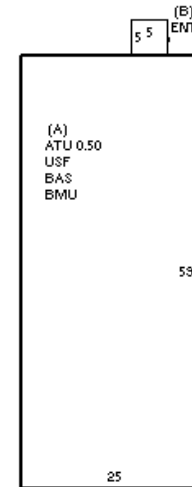
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	5,409 C4	1.00	100	1.00	228,375	5.22	100	1.00	C4	1.05	147,970

TOTAL	5,409 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	NOW INCLUDES 61/111 PER PLAN 09-336. also plan 10-61. . NOTE	LAND	148,000	137,000		
Infl1	FACTOR 100		BUILDING	152,800	140,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	300,800	277,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/09/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	RJM
MODEL	5		CIM-5	LIST	12/19/2017	EST
STYLE	31	0.83	STORE [50%]	REVIEW	6/1/2022	PJK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	436,464
NET AREA	2,950	DETAIL ADJ	0.763	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,475		26.10	38,498	CONDITION ELEM	CD
\$NLA(RCN)	\$148	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,475	1880	127.79	188,495	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,475	1880	127.79	188,495	INTERIOR	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	A	ATU	N	ATTIC UNF	738		27.40	20,221	CDN/APP	
				FLOOR COVER	2	SOFTWOOD	0.95	B	ENT	N	ENCL ENTRY	25		30.20	755		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1945 / 77
																COND	65 65 %
																FUNC	0
																ECON	0
																DEPR	65 % GD 35
																RCNLD	\$152,800