

Key: 1916

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.627

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MEMORIAL DRIVE LLC 299 SOUTH MAIN ST SUITE B MANSFIELD, MA 02048				49-16-0				62 MEMORIAL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEMORIAL DRIVE LLC				06/09/1999	V	1,644,925	17547-217				
MAGNANTI NORMAN J & CLAIR				12/15/1970	QS		3706-698				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		61	SITE VISIT		12/13/2017	RJM	100	100
		6	CYCL GROWTH		04/01/2014	LF	100	100
		51	FIELD REVIEW		07/23/2013	DF	100	100

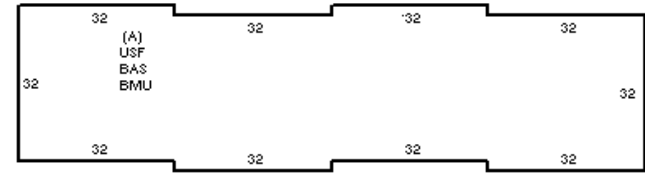
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
112	U	8 APT	1.00	100	1.00	100	1.00	30,000	1.00	100	1.00	AA	1.00			240,000

TOTAL	1.420 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	APARTMENTS	NOTE			LAND	240,000	218,400
Inf1	FACTOR 100		BUILDING	786,200	749,000		
Inf2	PHY 100		DETACHED	8,900	8,400		
			OTHER	0	0		
			TOTAL	1,035,100	975,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		8,000	3.70	8,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	RJM
MODEL	5		CIM-5	LIST	12/13/2017	EST
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	12/28/2017	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS  
8 APTS

G

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,007,917	
NET AREA	8,192	DETAIL ADJ	0.855	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	4,096		25.09	102,789	CONDITION ELEM	CD	
\$NLA(RCN)	\$123	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	A	BAS	L	BASE AREA	4,096	1972	110.49	452,564	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	4,096	1972	110.49	452,564	INTERIOR	G	
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	V	
				FLOOR COVER	3	W/W CARPET	1.00											
				INT. FINISH	2	DRYWALL	1.00											
				HEATING/COOL	5	ELECTRIC BB	0.98											
				FUEL SOURCE	3	ELECTRIC	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1998 / 23
																	COND	22 22 %
																	FUNC	0
																	ECON	0
																	DEPR	22 % GD 78
																	RCNLD	\$786,200