

Key: 2373

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.053

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MEMORIAL DRIVE LLC 299 SOUTH MAIN ST SUITE B MANSFIELD, MA 02048				59-80-0				34 MEMORIAL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEMORIAL DRIVE LLC				06/09/1999	J	1,644,925	17547-217				
MEMORIAL DRIVE LLC				06/08/1999	QS	1,644,925	17547-217				
MAGNANTI NORMAN J & CLAIR				09/10/1971	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	%
571	06/21/2006	61	SITE VISIT		12/13/2017	RJM	100	100
		99	OTHER		03/26/2014	LF	100	100
		6	CYCL GROWTH		07/25/2013	DF	100	100
		3	ALTERATIONS	7,500			100	100

LAND

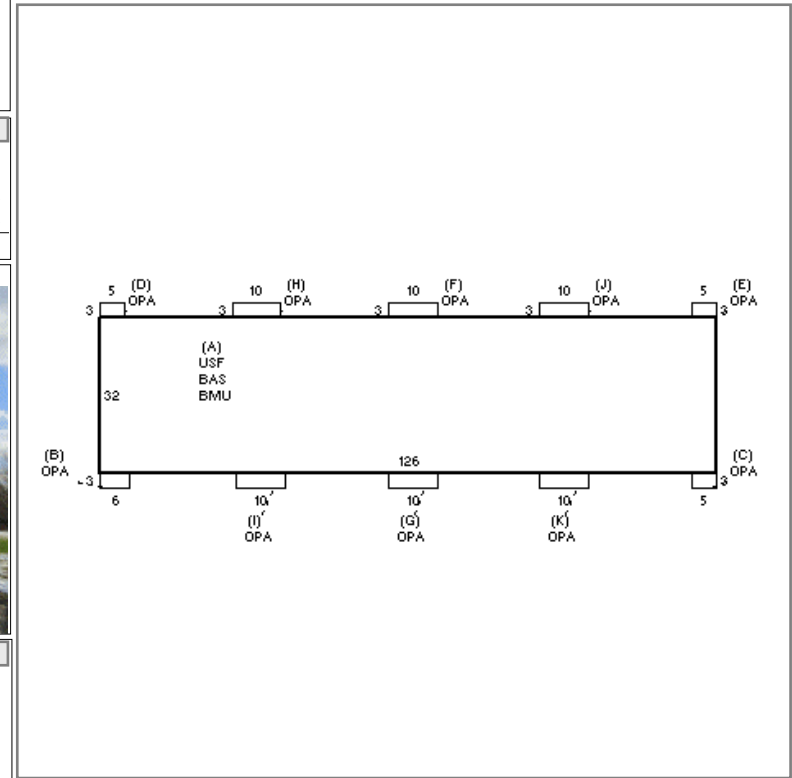
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U		8 APT	1.00	100	1.00	100	1.00	AA	1.00		240,000

TOTAL	37,984 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	APARTMENTS	NOTE [6/99 SALE INCL 50 & 62 MEMORIAL DR. . .	LAND		240,000	218,400	
Inf1	FACTOR 100		BUILDING		780,200	752,800	
Inf2	PHY 100		DETACHED		8,900	8,400	
			OTHER		0	0	
			TOTAL		1,029,100	979,600	

DETACHED

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

PHOTO 12/13/2017



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	RJM
MODEL	5		CIM-5	LIST	12/13/2017	RJM
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

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	8,064	DETAIL ADJ	0.855	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$124	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SHIN	1.00
				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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	4,032		25.09	101,183
A	BAS	L	BASE AREA	4,032	1973	110.74	446,514
A	USF	L	UP-STRY FIN	4,032	1973	110.74	446,514
+	OPA	N	OPEN PORCH	243		25.09	6,098

TOTAL RCN	1,000,309	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			G
CDN/APP			V
EFF.YR/AGE	1998 / 23		
COND	22 22 %		
FUNC	0		
ECON	0		
DEPR	22 % GD	78	
RCNLD		\$780,200	