

Key: 2374

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.054

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MEMORIAL DRIVE LLC 299 SOUTH MAIN ST SUITE B MANSFIELD, MA 02048				59-81-0				50 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	%
812		61	SITE VISIT		12/13/2017	RJM	100	100
		6	CYCL GROWTH		07/25/2013	DF	100	100
811	01/04/2007	3	ALTERATIONS	60,000			100	100
813	01/04/2007	3	ALTERATIONS	60,000			100	100


LAND

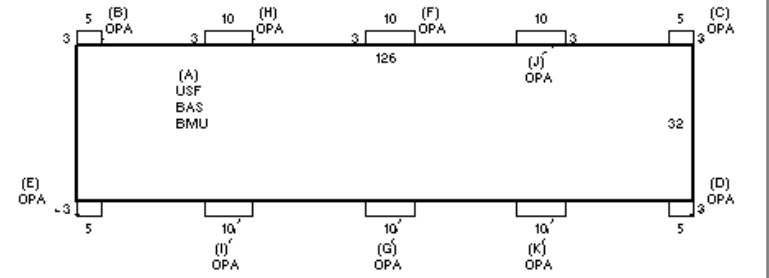
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U		8 APT	1.00	100	1.00	100	1.00	AA	1.00		240,000

DETACHED

TOTAL	39,988 SF		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	APARTMENTS		N O T E	8 UNITS 9-16. [6/99 SALE INCL 34 & 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	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/13/2017
PAV	A	1.00	70 0.30		8,000	3.70	8,900		



BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	RJM	BLDG COMMENTS
MODEL	5		CIM-5	LIST	12/13/2017	RJM	8 APTS
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	12/28/2017	RJM	
QUALITY	+	1.05	PLUS AVE [100%]				
FRAME	2	1.00	MASONRY [100%]				

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,000,234
NET AREA	8,064	DETAIL ADJ	0.855	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	4,032		25.09	101,183	CONDITION ELEM	CD
\$NLA(RCN)	\$124	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	A	BAS	L	BASE AREA	4,032	1973	110.74	446,514	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	4,032	1973	110.74	446,514	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	OPA	N	OPEN PORCH	240		25.10	6,023	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	\$780,200