

Key: 2501

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.146

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY EDWARD J E.J.M. NOMINEE REALTY TRUST 78 CLAPP ST ABINGTON, MA 02351				61-37-0				34 BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY EDWARD J				11/07/2003	S	358,000	26989-085				
NORTHBOROUGH CAPITAL PART				10/28/2003	L	350,000	26896-134				
SERGIO CONNIE				11/05/1999	L	350,000	18025-233				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-421	08/18/2020	3	ALTERATIONS	10,000	02/23/2021	SLB	100	100
		6	CYCL GROWTH		12/15/2017	RJM	100	100
		51	FIELD REVIEW		07/18/2013	DF	100	100
333	03/11/2010	3	ALTERATIONS		07/18/2013	DF	100	100
277	12/14/2009	3	ALTERATIONS		07/18/2013	DF	100	100

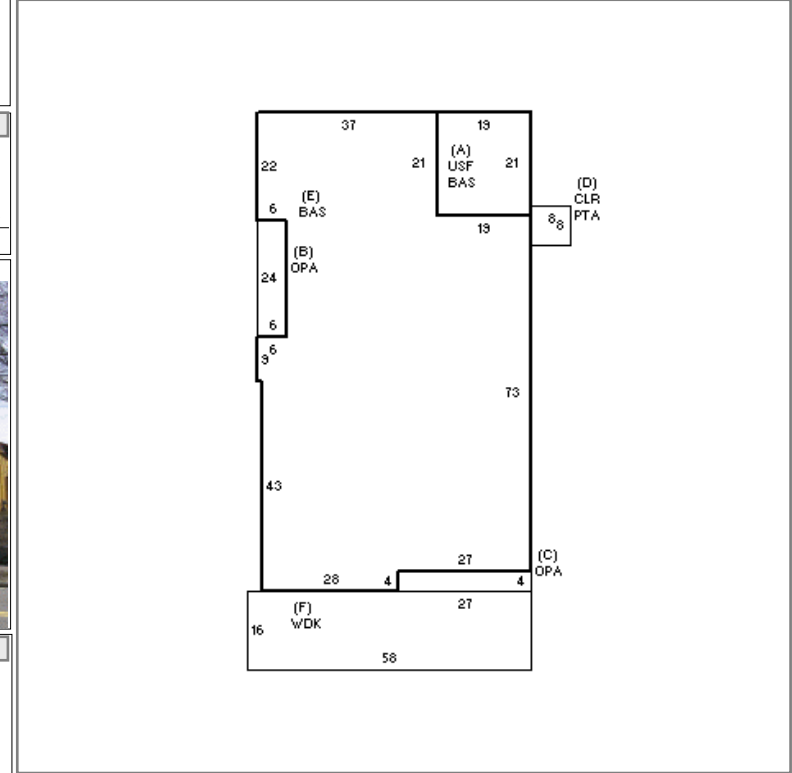
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	39,900	C4	1.00	100	1.00	100	1.00	C4	1.05		207,450

TOTAL	39,901 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	NOTE			LAND	207,500	200,500
Inf1	FACTOR 100				BUILDING	770,100	733,500
Inf2	PHY 100				DETACHED	30,600	29,100
					OTHER	0	0
					TOTAL	1,008,200	963,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		15,000	3.70	16,700
C06	A	1.00	70 0.30		250	18.40	1,400
SP2	G	1.20	20 0.80	6X7	42	242.76	8,200
LH1	A	1.00	20 0.80		2	1,707.40	2,700
SHF	A	1.00	20 0.80	10X10	100	20.44	1,600



BLDG COMMENTS
FIESTA MEXICAN RESTAURANT



BUILDING	CD	ADJ	DESC	MEASURE	2/23/2021	SLB
MODEL	5		CIM-5	LIST	2/23/2021	SLB
STYLE	39	1.05	RESTAURANT [93%]	REVIEW	1/2/2018	RJM
QUALITY	V	1.19	VERY GOOD [86%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,000,129		
NET AREA	5,592	DETAIL ADJ	1.115	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	399	1981	173.29	69,143	CONDITION ELEM	CD		
\$NLA(RCN)	\$179	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	A	USF	L	UP-STRY FIN	399	1981	173.29	69,143				
				ROOF SHAPE	4	FLAT/SHED	0.98	+	OPA	N	OPEN PORCH	252		28.35	7,143				
				ROOF COVER	11	MEMBRANE	1.02	D	PTA	N	PATIO	64		6.05	387				
				FLOOR COVER	3	W/W CARPET	1.00	D	CLR	N	COOLER	64		43.09	2,758				
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	4,794	1981	173.29	830,754				
				HEATING/COOL	9	WARM/COOL AIR	1.00	F	WDK	N	WOOD DECK	928		22.41	20,801				
				FUEL SOURCE	2	GAS	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												
																EFF.YR/AGE	1996 / 25		
																COND	23 23 %		
																FUNC	0		
																ECON	0		
																DEPR	23 % GD 77		
																RCNLD	\$770,100		