

Key: 2570

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.194

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION				
LEXY REALTY TRUST 86 SPRING ST BRIDGEWATER, MA 02324				61-83-0				27 CENTRAL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LEXY REALTY TRUST				05/20/2009	A	1	37223-201					
MORRIS MILTON E				07/01/1991	L	306,383	10360-081					
RUBY REALTY TRUST				06/30/1991	L	306,383	10360-081					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	17,410	C4	1.00	100	211,470	2.06	100	1.00	C4	1.05	174,030

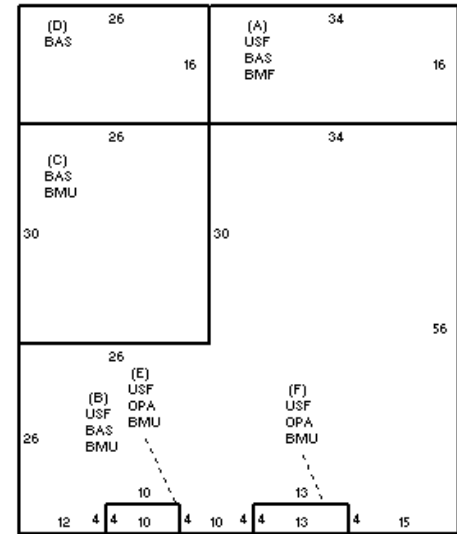
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	70	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
3485	12/28/2017	3	ALTERATIONS	300	05/11/2018	RJM	100 100
		61	SITE VISIT		12/19/2017	RJM	100 100
		6	CYCL GROWTH		07/23/2013	DF	100 100
1181	05/29/2012	3	ALTERATIONS	300			100 100
360	04/12/2010	3	ALTERATIONS	500			100 100

TOTAL	17,424 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	N O T E ALSO 23 & 25 29 CENTRAL ST. WEBBER BLOCK-REMOD 90'S. 3 OFC/RET DOWN-6 APTS UP			LAND	174,000	168,200
Infl1	FACTOR 100		BUILDING	605,100	576,500		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL		780,300	745,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	V	1.50	30 0.70 4X7		28	60.60	1,200



BLDG COMMENTS
REAR EXT=VINYL



FANCY NAILS & SPA (1000 SF)
MORRIS DEV INC & MORRIS R E (1500 SF)
VACANT (650 SF)

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	12/19/2017	RJM
MODEL	5		CIM-5	LIST	12/19/2017	EST
STYLE	31	0.84	STORE [62%]	REVIEW	1/2/2018	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	2	1.00	MASONRY [86%]			

BUILDING

YEAR BLT	1912	SIZE ADJ	1.000
NET AREA	7,896	DETAIL ADJ	0.865
\$NLA(RCN)	\$120	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
% HEATED		100	1.00
% AIR COND		49	1.01
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	L	BSMT FIN-SEP	544	1912	60.28	32,793
+	BAS	L	BASE AREA	3,812	1912	112.36	428,317
A	USF	L	UP-STRY FIN	544	1912	112.36	61,124
+	BMU	N	BSMT UNF	3,360		25.09	84,319
B	USF	L	UP-STRY FIN	2,488	1912	112.36	279,552
D	BAS	L	BASE AREA	416	1912	112.36	46,742
+	OPA	N	OPEN PORCH	92		25.10	2,309
+	USF	L	UP-STRY FIN	92	1912	112.36	10,337

TOTAL RCN	945,493
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1976 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$605,100