Key: 2616 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 2,234

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HEALEY BRIAN T **EXECUTIVE REALTY TRUST** **PO BOX 88** **ELMWOOD, MA 02337**	**61-137-0**	**100 BEDFORD ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HEALEY BRIAN T	02/11/2000	QS	180,000	18273-236
CROSBY KEVIN W	05/19/1998	QS	177,500	16207-312
SWARTZ IRENA	03/09/1992	A	100	10807-301

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	60	MULTI-USE COM		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		61	SITE VISIT		12/15/2017	RJM	100	100
3116	11/14/2016	3	ALTERATIONS	2,500	04/10/2017	SLB	100	100
71	08/30/2016	3	ALTERATIONS		04/10/2017	SLB	100	100
		51	FIELD REVIEW		07/23/2013	DF	100	100
756	04/21/2011	3	ALTERATIONS	1,800			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	12,120	C4 1.00	100 1.00	100 1.00	211,470	2.74	100 1.00	C4 1.05			161,490

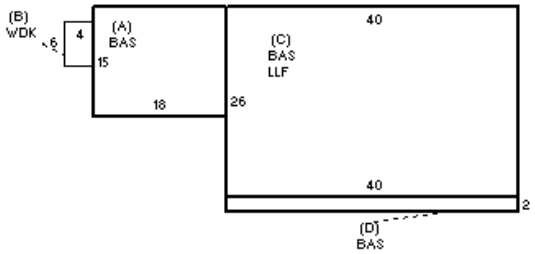
TOTAL	12,110 SF	ZONING		FRNT	0
Ngh	C4	NOTE	. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	161,500	156,000
BUILDING	179,100	173,200
DETACHED	4,300	4,100
OTHER	0	0
TOTAL	**344,900**	**333,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A 1.00	70 0.30			3,000	3.70	3,300
SW2	V 1.50	20 0.80	4X5		20	60.64	1,000

PHOTO 12/15/2017



BLDG COMMENTS

MOREY, HINNEBUCH LLP/APT

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	15	0.90	MIXED-APT [100%]
QUALITY	-	0.85	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/15/2017	RJM
LIST	12/15/2017	EST
REVIEW	1/2/2018	RJM

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,390	DETAIL ADJ	0.872
$NLA(RCN)	$198	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	4	VINYL	1.00
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	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
+	BAS	L	BASE AREA	1,390	1963	121.49	168,875
B	WDK	N	WOOD DECK	24		16.08	386
C	LLF	N	LOW-LEV FIN.	1,040		102.21	106,294

TOTAL RCN	275,555

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 44

COND	35	35 %	
FUNC	0		
ECON	0		
DEPR	35	% GD	65

RCNLD	$179,100