

Key: 2686

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.294

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CURRENT OWNER				PARCEL ID				LOCATION			
FLAHERTY M F JR & ELEANORE T S/O MEM REAL ESTATE LLC 274 N CENTRAL ST E BRIDGEWATER, MA 02333				62-55-0				274 N CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MEM REAL ESTATE LLC				01/04/2022	A	100		56272-150			
FLAHERTY M F JR & ELEANOR				08/12/1992	A	1		11179-263			
FLAHERTY MICHAEL JR & ELE				04/22/1980	QS	4818-007					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4010	100	WAREHOUSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1048	12/05/2011	61	SITE VISIT ALTERATIONS	11,000	12/20/2017 07/23/2013	RJM DF	100 100	100 100

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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	0.90	181,260
303	A	0.040	C2	1.00	100	1.00	100	1.00	7,470	1.00	100	0.90	300

TOTAL	1.040 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N O T E VAC 1/97...			LAND	181,600	175,400
Infl1	FACTOR 100		LAND	98,300	77,900		
Infl2	PHY 100		DETACHED	8,000	7,600		
			OTHER	0	0		
					TOTAL	287,900	260,900

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		4,000	3.70	4,400
C06	A	1.00	70 0.30		650	18.40	3,600



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	12/20/2017	RJM
MODEL	5		CIM-5	LIST	12/20/2017	EST
STYLE	56	0.60	WAREHOUSE [100%]	REVIEW	1/2/2018	RJM
QUALITY	L	0.70	LOW COST [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,836
NET AREA	5,504	DETAIL ADJ	0.554	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	5,504	1880	51.02	280,836	CONDITION ELEM CD	
\$NLA(RCN)	\$51	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05									EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	8	OTHER	1.00								INTERIOR	
STORIES	1		1.00	ROOF COVER	7	ROLL	0.98									CDN/APP	
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE 1938 / 83	
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95									COND 65 65 %	
% SPRINKLER	0		1.00	HEATING/COOL	15	SUSPENDED	0.95									FUNC 0	
				FUEL SOURCE	1	OIL	1.00									ECON 0	
				ARPUD	0		1.00									DEPR 65 % GD 35	
				AFFORDABLE	0		1.00									RCNLD \$98,300	

