

Key: 3181

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.719

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
96 NORTH REALTY TRUST S/O BDG ENTERPRISES LLC 96 N BEDFORD ST E BRIDGEWATER, MA 02333				71-38-0				96 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BDG ENTERPRISES LLC				04/26/2022	QS	625,000	56731-016				
96 NORTH REALTY TRUST				08/10/2015	A	1	45904-066				
ORTENZI ARMAND J				07/05/1984	QS		5693-009				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	68	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-325	07/12/2022	3	ALTERATIONS	24,000			0 0
BP-20-516	10/20/2020	3	ALTERATIONS	300	05/05/2021	SLB	100 100
		60	SITE INSPECT		12/15/2017	RJM	100 100
		6	CYCL GROWTH		07/19/2013	DF	100 100
91	05/22/2009	2	ADDITIONS	26,000	06/30/2009	DF	100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C3	1.00	100	201,400	1.00	100	1.00	C3	1.00	201,400
303	A	0.675	C3	1.00	100	8,300	1.00	100	1.00	C3	1.00	5,600

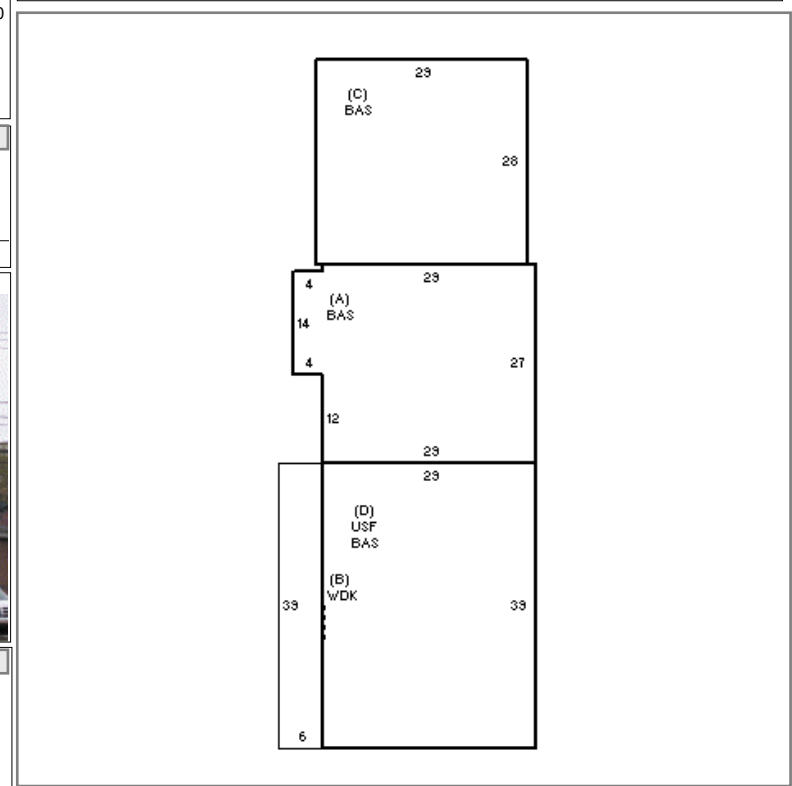
TOTAL	1.675 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N C/W 63 63A. T 13729. Variance granted for const of att gar w/conditions. Seeks special permit to allow accessory			LAND	207,000	200,000	
Infl1	FACTOR 100	T blgs in front yard. PLAN 09-520 REDIVISION OF LOT			BUILDING	323,700	308,300	
Infl2	PHY 100	E LINES. Denied varnce & special permit. now c/w 71/93			DETACHED	30,900	29,200	
		fy12 overall app			OTHER	0	0	
					TOTAL	561,600	537,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		10,500	3.70	11,700
SP2	A	1.00	30 0.70 4X6		24	202.30	3,400
C06	A	1.00	70 0.30		200	18.40	1,100
SHM	G	1.20	20 0.80 2-20X20		800	11.23	7,200
SHF	A	1.00	20 0.80 2-4X5		40	20.44	700
SHF	V	1.50	10 0.90 16X16		256	29.50	6,800



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2021	SLB
MODEL	5		CIM-5	LIST	5/5/2021	SLB
STYLE	52	0.80	SERVICE GARAGE [42%]	REVIEW	1/12/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [71%]			

BLDG COMMENTS
graham sales and service



YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,913	DETAIL ADJ	0.769	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	839	1988	109.16	91,583
\$NLA(RCN)	\$110	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	WDK	N	WOOD DECK	234		18.90	4,423
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	812	2010	109.16	88,635
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BASE AREA	1,131	1972	109.16	123,456
				FLOOR COVER	3	W/W CARPET	1.00	D	USF	L	UP-STRY FIN	1,131	1972	109.16	123,456
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	431,553	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP		
EFF.YR/AGE	1992 / 29	
COND	25 25 %	
FUNC	0	
ECON	0	
DEPR	25 % GD	75
RCNLD	\$323,700	