

Key: 3192

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.727

LEGALLAND

CURRENT OWNER										PARCEL ID				LOCATION			
NICOLA PROPERTIES LLC 68 OLD BEDFORD ST E BRIDGEWATER, MA 02333										71-54-0				68 OLD BEDFORD RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
NICOLA PROPERTIES LLC										08/03/2009		QS		600,000		37574-032	
ORTENZI ARMAND J										06/28/1996		N		111,111		14475-020	
ORTENZI ARMAND J										06/27/1996		N		1		14475-020	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO SALES/SERV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
114	06/12/2009	60	SITE INSPECT		12/26/2017	RJM	100	100
		6	CYCL GROWTH		07/25/2013	DF	100	100
		3	ALTERATIONS		06/19/2009	DF	100	100
		6	CYCL GROWTH		03/12/2009	DF	100	100
		5	SPLIT/SUB		03/15/2006	SLB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	46,086	C3	1.00	100	201,400	1.00	100	1.00	C3	1.00	213,080
303	A	1,379	C3	1.00	100	8,300	1.00	100	1.00	C3	1.00	11,450

TOTAL	2.437 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE			LAND	224,500	216,900
Inf1	FACTOR 100		BUILDING	401,800	387,200		
Inf2	PHY 100		DETACHED	48,100	45,600		
			OTHER	0	0		
					TOTAL	674,400	649,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		35,000	3.70	38,900
SP2	E	1.80	10 0.90 4X4		16	364.14	5,200
LH2	A	1.00	50 0.50		3	2,684.70	4,000

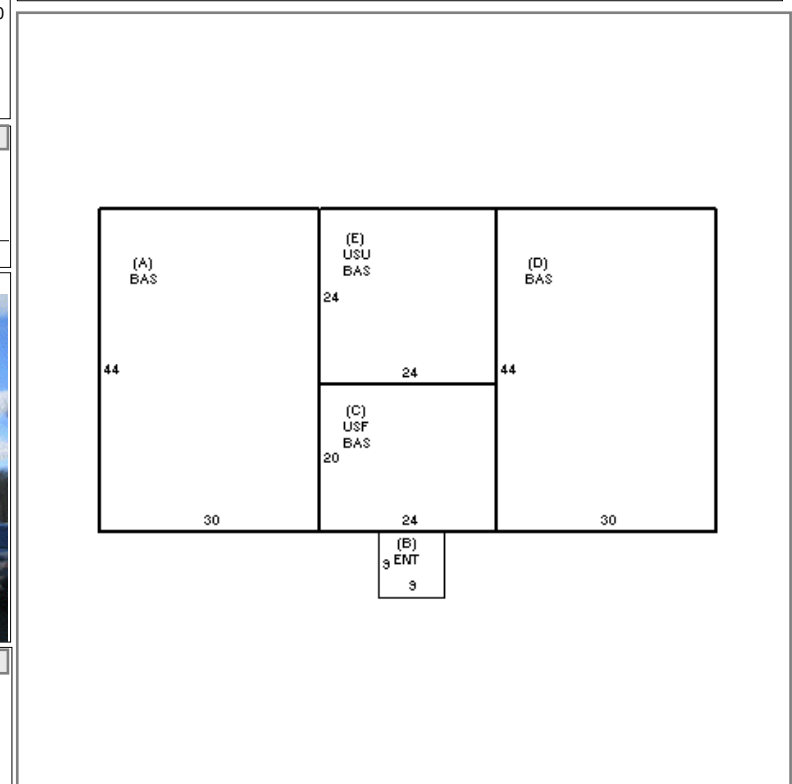


BLDG COMMENTS

MARQUIS MOTOR CARS

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2017	RJM
MODEL	5		CIM-5	LIST	12/26/2017	RJM
STYLE	30	0.78	AUTO SVC CTR [80%]	REVIEW	1/12/2018	RJM
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,752	DETAIL ADJ	0.648	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,640	2006	105.38	278,216
\$NLA(RCN)	\$99	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	ENT	N	ENCL ENTRY	81		33.23	2,692
				ROOF SHAPE	2	HIP	1.00	C	BAS	L	BASE AREA	480	2006	105.39	50,585
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	USF	L	UP-STRY FIN	480	2006	105.39	50,585
				FLOOR COVER	9	CONCRETE	0.95	E	BAS	L	BASE AREA	576	2006	105.39	60,702
				INT. FINISH	6	MINIMUM	0.95	E	USU	L	UP-STRY UNF	576	2006	51.91	29,899
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								



DETACHED

BUILDING

G

TOTAL RCN	472,679
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	
EFF. YR/AGE	2006 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$401,800