

Key: 3198

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.733

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAHI REALTY LLC 150 N BEDFORD ST E BRIDGEWATER, MA 02333				71-61-0				162 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHI REALTY LLC				03/13/2012	QS	500,000	41091-318				
CHOW MAY MI TRUSTEE				10/26/2007	QS	550,000	35226-257				
TONELLO JOSEPH				10/28/1996	N	300,000	14744-225				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-471	10/11/2022	3	ALTERATIONS	12				0
		60	SITE INSPECT		12/26/2017	RJM	100	100
		99	OTHER		03/19/2014		100	100
		6	CYCL GROWTH		07/19/2013	DF	100	100
1489		3	ALTERATIONS		04/04/2013	LF	100	100

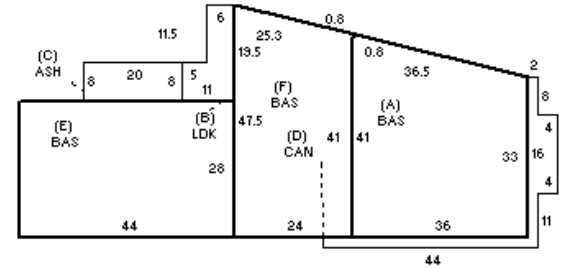
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	7,260	C3	1.00	1.00	201,400	4.13	1.00	C3	1.00		138,520

TOTAL	7,275 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	NOTE			LAND	138,500	133,800
Inf1	FACTOR 100		BUILDING	398,700	379,800		
Inf2	PHY 100		DETACHED	19,700	18,700		
			OTHER	0	0		
			TOTAL	556,900	532,300		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50 18X300		5,400	3.70	10,000
SP2	V	1.50	20 0.80 5X8		40	303.45	9,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/26/2017	RJM
MODEL	5		CIM-5	LIST	12/26/2017	RJM
STYLE	31	0.81	STORE [100%]	REVIEW	1/12/2018	RJM
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
HARMONY LIQUORS

LOADING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	498,428
NET AREA	3,647	DETAIL ADJ	0.767	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,344	1950	132.93	178,655	CONDITION ELEM	CD
\$NLA(RCN)	\$137	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	LDK	N	LOADING DOCK	157		29.10	4,569	EXTERIOR	V
				ROOF SHAPE	4	FLAT/SHED	0.98	C	ASH	N	ATT SHED	160		25.80	4,128	INTERIOR	G
				ROOF COVER	11	MEMBRANE	1.02	D	CAN	N	CANOPY	218		22.68	4,944	CDN/APP	V
				FLOOR COVER	4	TILE	0.98	E	BAS	L	BASE AREA	1,232	1950	132.93	163,767		
				INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	1,071	1950	132.93	142,365		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	0	1.00

EFF. YR/AGE	2002 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$398,700
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