

Key: 361

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 314

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RACKER REALTY TRUST COMEAU RICHARD ALLAN P.O. BOX 346 AVON, MA 02322				6-47-0				109 OUSAMEQUIN PINES			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RACKER REALTY TRUST				11/20/2009	T	65,000		37942-231			
MEKJIAN EDWARD TR				03/16/2007	N	30,000		34251-161			
MEYERS THOMAS V				03/20/1978	QS	4420-414					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1320	100	UNDEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	12,240 4	1.00	100	1.00	100	1.00	11,280	3.05	5	0.05	4	1.20		9,660

TOTAL	12,250 SF	ZONING	T 12063/ C/W 48 49	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE				LAND	9,700	8,100
Infl1	FACTOR 100		BUILDING	0	0			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	9,700	8,100			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN



CAPACITY	UNITS	ADJ

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR	% GD	
RCNLD		