

Key: 3647

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.152

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
362 NORTH BEDFORD ST LLC C/O COMPASS MANAGEMENT 354 TURNPIKE ST SUITE 304A CANTON, MA 02021				81-78-0				362 N BEDFORD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
362 NORTH BEDFORD ST LLC				09/01/2009	F	1	(113552)					
362 NORTH BEDFORD ST LLC				07/23/2009	B	675,000	(113552)					
MEGRYCO INC				05/31/1995	S	201,000	13606-091					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	38,898	C3	1.00	100	201,400	1.09	100	1.00	C3	1.00	196,500

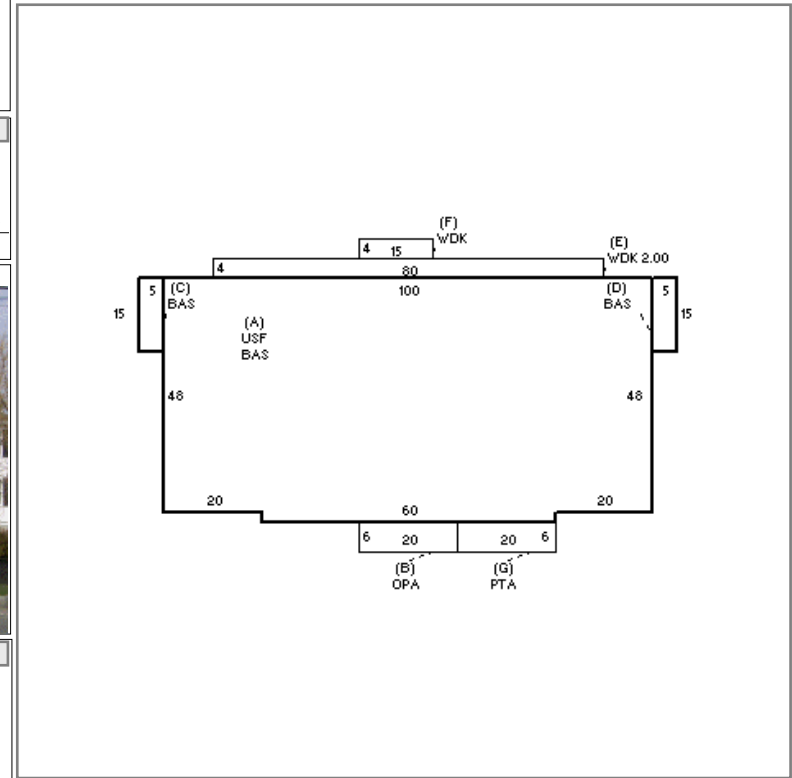
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MED OFFICE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-558	11/09/2020	3	ALTERATIONS	40,000	03/15/2021	SLB	100	100
BP-18-144	07/24/2018	3	ALTERATIONS	3,725			100	100
	05/11/2015	60	SITE INSPECT		02/27/2017	RJM	100	100
		99	OTHER				100	100
		99	OTHER		05/01/2014	LF	100	100

LAND

TOTAL	38,898 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N PARCELS 1&3 - C/W 79 HEXAGON BLDG. LOT 7 O #473657 #98383 11/16/00. PARCEL A BK 18278 PG 49 T 2/15/00. E	LAND	196,500	189,900		
Inf1	FACTOR 100		BUILDING	733,400	698,600		
Inf2	PHY 100		DETACHED	12,400	11,700		
			OTHER	0	0		
			TOTAL	942,300	900,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		10,000	3.70	11,100
SW2	+	1.10	20 0.80 6X6		36	44.44	1,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2017	RJM
MODEL	5		CIM-5	LIST	12/27/2017	RJM
STYLE	20	1.10	OFFICE BUILDING [100%]	REVIEW	1/12/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
COMPASS MEDICAL BUSINESS OFFICE

LOADING

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,333,477
NET AREA	9,990	DETAIL ADJ	1.099	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	5,070	1988	131.81	668,269	CONDITION ELEM	CD
\$NLA(RCN)	\$133	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	USF	L	UP-STRY FIN	4,920	1988	131.81	648,498	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	120		23.90	2,868	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	700		18.90	13,230	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00	G	PTA	N	PATIO	120		5.10	612		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																EFF.YR/AGE	1992 / 29
																COND	25 25%
																FUNC	0
																ECON	20
																DEPR	45 % GD 55
																RCNLD	\$733,400