

Key: 3912

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3379

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HEGER GREGG C MYJESDI REALTY TRUST 474 N BEDFORD ST E. BRIDGEWATER, MA 02333				91-9-0				474 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HEGER GREGG C				03/13/2003	A	100	24473-181				
HEGER GREGG C & DIANNE M				01/19/1995	N	107,000	13382-336				
HEGER GREGG C & DIANNE M				01/18/1995	N	107,000	13382-336				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	58	MULTI-USE RES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-18-268	10/01/2018	3	ALTERATIONS	24,095	05/06/2019	PW	100	100
3419	10/02/2017	3	ALTERATIONS		05/30/2018	SLB	100	100
2017-0054	05/31/2017	3	ALTERATIONS	10,000	06/29/2017	RJM	100	100
3292	05/24/2017	3	ALTERATIONS	3,500	05/09/2018	RJM	100	100
2797	12/21/2015	1	NEW CONST	205,000	05/09/2018	RJM	100	100


LAND

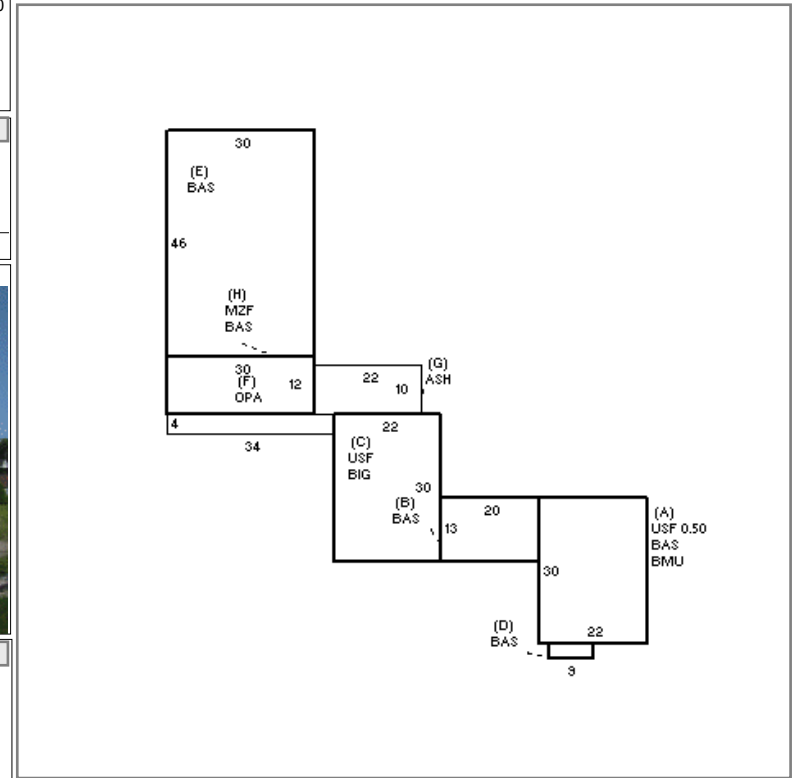
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	7	1.00	100	178,600	1.00	100	1.00	7	0.95	178,600
300	A	0.594	7	1.00	100	5,700	1.00	100	1.00	ELP	1.00	3,390

DETACHED

TOTAL	1.594 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	ELECTIC SIGN/ART SHOP;GRAPHICS. . .			LAND	182,000	165,500	
Infl1	FACTOR 100				BUILDING	273,100	264,400	
Infl2	PHY 100				DETACHED	27,900	26,600	
					OTHER	597,400	575,000	
					<b>TOTAL</b>	<b>1,080,400</b>	<b>1,031,500</b>	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/03/2019
SM2	A	1.00	10 0.90	2017	36	80.10	2,600		
PAV	A	1.00	30 0.70		9,000	3.70	23,300		
LH1	A	1.00	40 0.60		2	1,707.40	2,000		



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2017	RJM	BLDG COMMENTS
MODEL	5		CIM-5	LIST	6/29/2017	EST	SIGN SHOP
STYLE	13	0.69	APARTMENTS [53%]	REVIEW	7/3/2017	RJM	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1860	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	447,645
NET AREA	3,677	DETAIL ADJ	0.717	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	660		23.90	15,774		
\$NLA(RCN)	\$122	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	990	1860	103.39	102,360		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	947	1860	103.39	97,915		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	660		45.50	30,030		
				FLOOR COVER	1	HARDWOOD	1.00	E	BAS	L	BASE AREA	1,380	1860	103.39	142,684		
				INT. FINISH	1	PLASTER	1.04	F	OPA	N	OPEN PORCH	136		23.90	3,250		
				HEATING/COOL	2	HOT WATER	1.02	G	ASH	N	ATT SHED	220		21.50	4,730		
				FUEL SOURCE	1	OIL	1.00	H	BAS	L	BASE AREA	360	1860	103.39	37,222		
				ARPUD	0		1.00	H	MZF	N	FIN MEZ	360		38.00	13,680		
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF. YR/AGE 1973 / 48	
COND	39 39%
FUNC	0
ECON	0
DEPR	39 % GD 61
RCNLD	\$273,100

