

Key: 4399

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.786

LEGALLAND

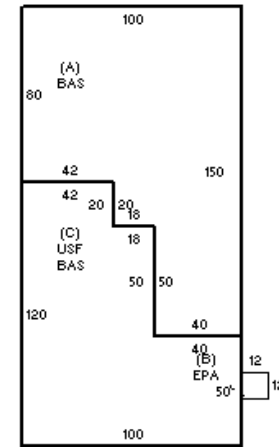
CURRENT OWNER				PARCEL ID				LOCATION			
FITNESS REALTY CO LLC 649 OAK ST E BRIDGEWATER, MA 02333				104-1281-0				649 OAK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FITNESS REALTY CO LLC				12/30/1999	B	550,000	18173-168				
RIDDER FARM INC				10/07/1985	QS		6351-238				
RIDDER FARM INC & ROCHE M				09/04/1980	B	100	4873-059				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3760	100	ATHLETIC CLUB				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
315		51	FIELD REVIEW		05/11/2018	RJM	100	100
408		99	OTHER		02/24/2014		100	100
		6	CYCL GROWTH		07/24/2013	DF	100	100
	10/12/2005	3	ALTERATIONS	8,000			100	100
	03/11/2004	3	ALTERATIONS	5,600			100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	109,989	C5	1.00	100	1.00	100	1.00	221,540	1.00	100	1.00	559,390
303	A	1,255	C5	1.00	100	1.00	100	1.00	9,130	1.00	100	1.00	11,460

TOTAL	3.780 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C5	N O T E [SEE MEZZANINE CHANGE AREA. OBS=E=MKT ADJ. .EASEMENT 2/15/07 BK 34123 PG 006	LAND	570,900	551,500		
Inf1	FACTOR 100		BUILDING	1,412,200	1,368,300		
Inf2	PHY 100		DETACHED	94,500	89,500		
			OTHER	0	0		
			TOTAL	2,077,600	2,009,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		75,000	3.70	83,300
LH1	A	1.00	50 0.50		1	1,707.40	900
LH2	A	1.00	50 0.50		2	2,684.70	2,700
LH3	A	1.00	50 0.50		2	3,649.30	3,600
SP2	V	1.50	30 0.70	3X5/2X2	19	303.45	4,000



BUILDING	CD	ADJ	DESC	MEASURE	5/11/2018	RJM
MODEL	5		CIM-5	LIST	5/11/2018	RJM
STYLE	74	0.85	HEALTH CLUB [100%]	REVIEW	6/8/2018	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

CLUB EX

DETAILED

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,434,822
NET AREA	28,840	DETAIL ADJ	0.895	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	11,160	1979	84.29	940,688		
\$NLA(RCN)	\$84	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	EPA	N	ENCL PORCH	144		26.86	3,868		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	8,840	1979	84.29	745,133		
				ROOF COVER	10	METAL	1.00	C	USF	L	UP-STRY FIN	8,840	1979	84.29	745,133		
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	8	HEAT PUMP	1.03										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1970 / 51
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$1,412,200