

Key: 4534

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.863

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ATL REALTY LLC PO BOX 508 E BRIDGEWATER, MA 02333				108-3-0				841 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ATL REALTY LLC				09/28/2010	B	954,446	(115202)				
ATL CONSTRUCTION INC				03/24/2008	V	950,000	(111772)				
CUSHING BRADFORD C				07/05/1995	S	300,000	0441-027				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4000	100	MANUFACT BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2894	04/28/2016	51	FIELD REVIEW	18,200	05/08/2018	RJM	100	100
		3	ALTERATIONS		100	100		
		51	FIELD REVIEW		100	100		
1689	08/30/2013	99	OTHER		06/26/2014	LF	100	100
		3	ALTERATIONS		04/01/2014	LF	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C3	1.00	100	1.00	100	1.00	201,400	1.00	100	1.00	201,400
303	A	1,577	C3	1.00	100	1.00	100	1.00	8,300	1.00	100	1.00	13,090

TOTAL	2.577 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	#384390 #88227. F=COND E=MIS-IMP. PLAN 10-393- LND AREA CHNG.			LAND	214,500	207,200	
Inf1	FACTOR 100	N O T E			BUILDING	501,500	477,700	
Inf2	PHY 100				DETACHED	15,300	14,600	
				OTHER	0	0		
				TOTAL	731,300	699,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30 ASPH PAVING		5,000	3.70	5,600
C06	A	1.00	70 0.30 FENCE - 6 FT		1,000	18.40	5,500
SW2	A	1.00	30 0.70 7X9		63	40.40	1,800
SHF	A	1.00	50 0.50 3-8X10		240	20.19	2,400

PHOTO 05/08/2018

BLDG COMMENTS
ATL CONSTRUCTION

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2018	RJM
MODEL	5		CIM-5	LIST	5/8/2018	EST
STYLE	63	0.62	LIGHT MANUF. [45%]	REVIEW	6/8/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	14,526	DETAIL ADJ	0.533	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,480	1970	61.59	399,129
\$NLA(RCN)	\$62	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	ASH	N	ATT SHED	36		21.50	774
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	6,255	1959	61.59	385,270
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BASE AREA	1,791	1959	61.59	110,315
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	895,488	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	F	
CDN/APP	F	
EFF.YR/AGE	1968 / 53	
COND	44	44 %
FUNC	0	
ECON	0	
DEPR	44	% GD 56
RCNLD	\$501,500	

