

Key: 2100

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.804

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
BRADFORD INN LLC 114 WATER ST PLYMOUTH, MA 02360				53-15-0				100 LAUREL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRADFORD INN LLC				10/07/2019	QS	3,200,000	51758-228				
NCN REALTY TRUST				07/21/2008	G	1,900,000	36196-156				
CH-SOUTH SHORE, LLC				07/09/2002	B	14,500,000	22401-138				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
BP-19-152	04/29/2019	3	ALTERATIONS	265,000	06/03/2019	KT	100
BP-19-5	01/04/2019	3	ALTERATIONS	5,000	06/03/2019	KT	100
3321	06/21/2017	3	ALTERATIONS	9,500	05/11/2018	RJM	100
3053	09/13/2016	3	ALTERATIONS	10,400	06/29/2017	RJM	100
2383	03/25/2015	3	ALTERATIONS	35,000			100

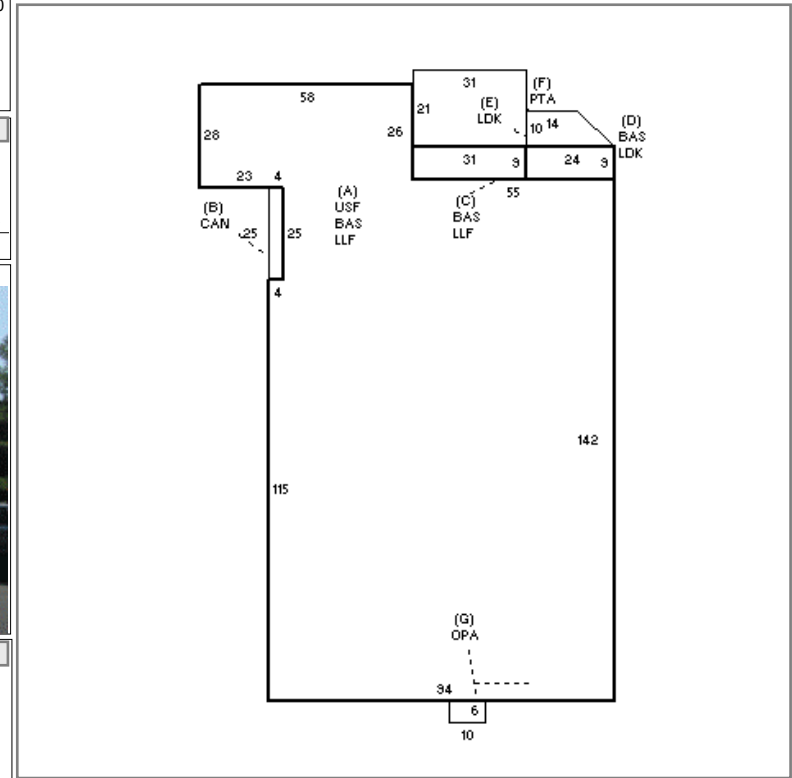
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	134,000	C2 1.00	100	1.00	100	1.00	181,260	1.00	100	C2 0.90	557,600
303	A	0.884	C2 1.00	100	1.00	100	1.00	7,470	1.00	100	C2 0.90	6,600

TOTAL	3.960 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	N . SAINSBURY D J WHITEBREAD. R P & QUARMEY D A. . EASEMENT BK 35923 PG 121			LAND	564,200	545,100
Inf1	FACTOR 100				BUILDING	2,758,000	2,626,600
Inf2	PHY 100				DETACHED	91,400	86,500
					OTHER	0	0
					TOTAL	3,413,600	3,258,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		75,000	3.70	83,300
LH2	A	1.00	50 0.50		6	2,684.70	8,100



BUILDING	CD	ADJ	DESC	MEASURE	6/29/2017	RJM
MODEL	5		CIM-5	LIST	6/3/2019	KT
STYLE	20	1.10	OFFICE BUILDING [100%]	REVIEW	6/4/2019	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			



DETACHED

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	30,083	DETAIL ADJ	1.193	FOUNDATION	4	FLR & WALL	1.00	A	LLF	N	LOW-LEV FIN.	14,794		109.32	1,617,313
\$NLA(RCN)	\$187	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	+	BAS	L	BASE AREA	15,289	1987	129.95	1,986,844
				ROOF SHAPE	4	FLAT/SHED	0.98	A	USF	L	UP-STRY FIN	14,794	1987	129.95	1,922,518
				ROOF COVER	11	MEMBRANE	1.02	B	CAN	N	CANOPY	100		18.90	1,890
				FLOOR COVER	3	W/W CARPET	1.00	C	LLF	N	LOW-LEV FIN.	279		109.32	30,501
				INT. FINISH	2	DRYWALL	1.00	+	LDK	N	LOADING DOCK	406		29.10	11,815
				HEATING/COOL	9	WARM/COOL AIR	1.00	F	PTA	N	PATIO	651		5.10	3,320
				FUEL SOURCE	2	GAS	1.00	G	OPA	N	OPEN PORCH	60		23.90	1,434
				ARPUD	0		1.00		ELV	O	PASSGR. ELEV.	1		52,962.00	52,962
				AFFORDABLE	0		1.00								

TOTAL RCN	5,628,597
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE 2000 / 21	
COND	21 21%
FUNC	0
ECON	30 VCL
DEPR	51 % GD 49
RCNLD	\$2,758,000