

Key: 2139

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.838

LEGA L

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| 140 LAUREL STREET OWNER LLC c/o AIS CRE 1881 WORCESTER RD SUITE 200 FRAMINGHAM, MA 01701 | | | | 54-6-0 | | | | 0 LAUREL ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| 140 LAUREL STREET OWNER L | | | | 03/17/2017 | V | 15,600,000 | 48211-202 | | | | |
| LIT-SOUTH SHORE, LLC | | | | 07/09/2002 | B | 14,500,000 | 22401-138 | | | | |
| KELLEHER JOHN D | | | | 07/07/1972 | QS | | 3794-365 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------|--------------|--------|-------|----|--------|---|
| 4030 | 100 | LAND FOR MANUF | | | | | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | 60 | SITE INSPECT | | | | 0 | 0 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|----|------------|-----------|
| 103 | S | 43,560 | C2 | 1.00 | 100 | 181,260 | 1.00 | 100 | 1.00 | C2 | 0.90 | 181,260 |
| 203 | A | 11,000 | C2 | 1.00 | 100 | 53,910 | 1.00 | 100 | 1.00 | C2 | 0.90 | 593,010 |
| 303 | A | 3,160 | C2 | 1.00 | 100 | 7,470 | 1.00 | 100 | 1.00 | C2 | 0.90 | 23,610 |

| TOTAL | 15.160 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|---------------------------|------|-------|----------|---------|----------|
| Ngh | C2 | N T 10483. E | | | LAND | 797,900 | 771,100 |
| Inf1 | FACTOR 100 | | | | BUILDING | 0 | 0 |
| Inf2 | PHY 100 | | | | DETACHED | 8,000 | 7,400 |
| | | | | | OTHER | 0 | 0 |
| | | | | TOTAL | 805,900 | 778,500 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|-----|------|------|--------------|----|-------|-----------|-------|-------|
| S/V | A | 1.00 | SV 1.00 750' | | 6,700 | 1.20 | 8,000 | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|-----|------|---------|
| MODEL | | | | LIST |
| STYLE | | | | REVIEW |
| QUALITY | | | | |
| FRAME | | | | |

| YEAR BLT | NET AREA | \$NLA(RCN) | SIZE ADJ | DETAIL ADJ | OVERALL | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------|----------|------------|----------|------------|---------|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|
| | | | | | | | | | | | | | | | | | |

| TOTAL RCN | CONDITION ELEM | CD |
|------------|----------------|----|
| | | |
| EFF.YR/AGE | | |
| COND | | |
| FUNC | | |
| ECON | | |
| DEPR | % GD | |
| RCNLD | | |