

Key: 2571

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.195

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| HEALEY BRIAN T<br>V-CORE REALTY TRUST<br>P O BOX 88<br>ELMWOOD, MA 02337 |  |  |  | 61-84-0    |    |            |              | 31 CENTRAL ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| HEALEY BRIAN T   |  |  |  | 06/29/2001 | N  | 207,000    | 20111-131    |               |  |  |  |
| SCUDDER JOHN A & JANE T T  |  |  |  | 04/04/1986 | QS | 6684-268   | 6684-268     |               |  |  |  |
| SCUDDER JOHN A & JANE T T  |  |  |  | 04/03/1986 | QS | 6684-268   | 6684-268     |               |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |             |        | BN ID      | BN  | CARD   |     |
|--------|------------|---------------|-------------|--------|------------|-----|--------|-----|
| 0310   | 55         | MULTI-USE COM |             |        |            | 1   | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT | INSP       | BY  | 1st    | %   |
| 3114   | 11/14/2016 | 61            | SITE VISIT  |        | 12/19/2017 | RJM | 100    | 100 |
|        |            | 3             | ALTERATIONS | 1,800  | 04/10/2017 | SLB | 100    | 100 |
|        |            | 6             | CYCL GROWTH |        | 07/23/2013 | DF  | 100    | 100 |
| 1171   | 05/18/2012 | 3             | ALTERATIONS | 2,000  | 07/23/2013 | DF  | 100    | 100 |
| 1023   | 11/18/2011 | 3             | ALTERATIONS | 10,500 | 07/23/2013 | DF  | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |    |      |  |  |         |
|-----|---|----------|-----|------|------|----------|-----|------|---------|------|------------|-----------|----|------|--|--|---------|
| 103 | S | 10,120   | C4  | 1.00 | 100  | 1.00     | 100 | 1.00 | 211,470 | 3.17 | 100        | 1.00      | C4 | 1.05 |  |  | 155,630 |

| TOTAL        | 10,106 SF  | ZONING | C4             | FRNT           | 0       | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|----------------|----------------|---------|----------|---------|----------|
| Ngh          | C4         | NOTE   | LAND           | 155,600        | 150,400 |          |         |          |
| Inf1         | FACTOR 100 |        | BUILDING       | 341,200        | 325,100 |          |         |          |
| Inf2         | PHY 100    |        | DETACHED       | 7,300          | 6,900   |          |         |          |
|              |            |        | OTHER          | 0              | 0       |          |         |          |
| <b>TOTAL</b> |            |        | <b>504,100</b> | <b>482,400</b> |         |          |         |          |

DETACHED

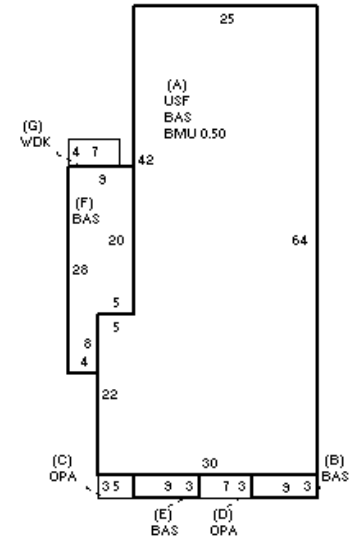
| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| PAV | A    | 1.00 | 70 0.30  |    | 4,800 | 3.70      | 5,300 |
| SP1 | A    | 1.00 | 30 0.70  |    | 20    | 141.20    | 2,000 |



BLDG COMMENTS  
JOHNNY D'S BREAKFAST PLACE

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 12/19/2017 | RJM |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 5  |      | CIM-5             | LIST    | 12/19/2017 | EST |
| STYLE    | 39 | 0.96 | RESTAURANT [54%]  | REVIEW  | 1/2/2018   | RJM |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |



| YEAR BLT    | 1880  | SIZE ADJ   | 1.000 |
|-------------|-------|------------|-------|
| NET AREA    | 3,686 | DETAIL ADJ | 0.963 |
| \$NLA(RCN)  | \$145 | OVERALL    | 1.000 |
| CAPACITY    |       | UNITS      | ADJ   |
| STORIES     | 2     | 1.00       |       |
| % HEATED    | 100   | 1.00       |       |
| % AIR COND  | 54    | 1.02       |       |
| % SPRINKLER | 0     | 1.00       |       |

| ELEMENT      | CD | DESCRIPTION   | ADJ  |
|--------------|----|---------------|------|
| FOUNDATION   | 4  | FLR & WALL    | 1.00 |
| EXT. COVER   | 4  | VINYL         | 1.00 |
| ROOF SHAPE   | 1  | GABLE         | 1.00 |
| ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 |
| FLOOR COVER  | 3  | W/W CARPET    | 1.00 |
| INT. FINISH  | 2  | DRYWALL       | 1.00 |
| HEATING/COOL | 2  | HOT WATER     | 1.02 |
| FUEL SOURCE  | 2  | GAS           | 1.00 |
| ARPUD        | 0  |               | 1.00 |
| AFFORDABLE   | 0  |               | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNF    | 855   |      | 23.90     | 20,435  |
| A | USF | L | UP-STRY FIN | 1,710 | 1880 | 138.73    | 237,233 |
| + | BAS | L | BASE AREA   | 1,737 | 1880 | 138.73    | 240,979 |
| + | OPA | N | OPEN PORCH  | 36    |      | 23.89     | 860     |
| + | BAS | L | BASE AREA   | 239   | 1880 | 138.73    | 33,157  |
| G | WDK | N | WOOD DECK   | 28    |      | 18.89     | 529     |

| TOTAL RCN      | 533,193    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | A          |
| INTERIOR       | A          |
| CDN/APP        | A          |
| EFF.YR/AGE     | 1976 / 45  |
| COND           | 36 36 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 36 % GD 64 |
| RCNLD          | \$341,200  |