

Key: 2613

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.231

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CCP SACHEM 0514 LLC C/O ALTUS GROUP US INC P O BOX 71970 PHOENIX, AZ 85050				61-134-0				66 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CCP SACHEM 0514 LLC				08/26/2015	B	10	45967-049				
VENTAS REALTY LTD PARTNER				01/28/1999	B	1	17090-315				
HILLHAVEN CORPORATION THE				01/23/1973	QS		3857-014				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3040	100	NURSING HOME				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-18-168	08/06/2018	3	ALTERATIONS	25,000	05/31/2019	KT	100	100
		51	FIELD REVIEW		05/15/2018	RJM	100	100
2929	05/16/2016	3	ALTERATIONS	75,000			100	100
2476	05/21/2015	3	ALTERATIONS	10,000	04/13/2016	SLB	100	100
	04/09/2015	99	OTHER				100	100

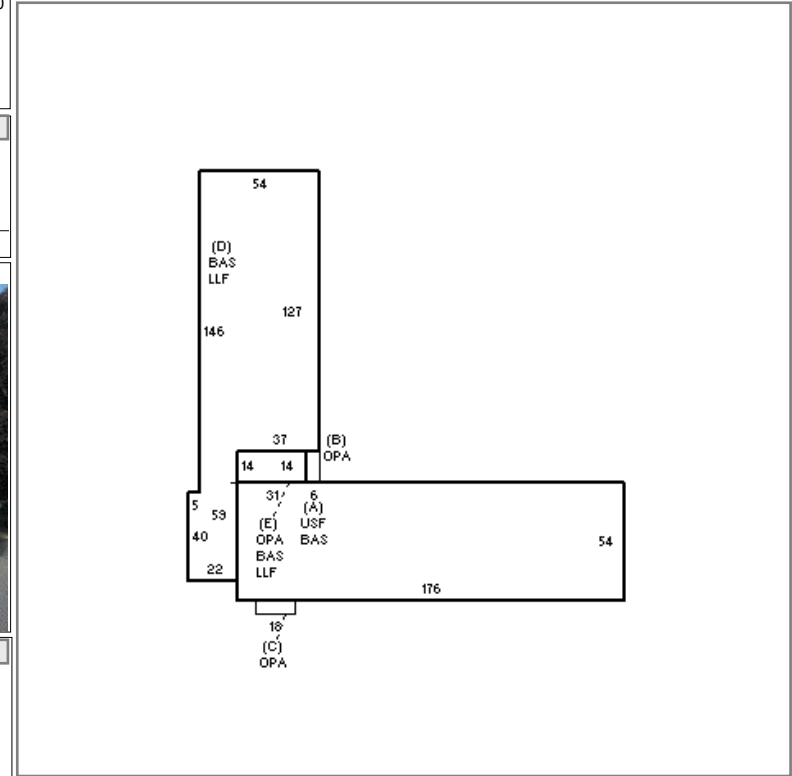
LEGAL LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	59,982	C4	1.00	100	1.00	100	1.00	100	C4	1.05	291,190
303	A	0.873	C4	1.00	100	1.00	100	1.00	100	C4	1.05	7,610

TOTAL	2.250 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C4	N WAS HILLHAVEN CORP - WAS SACHEM SKILLED O NURSING & REHAB CTR. .			LAND	298,800	288,700	
Infl1	FACTOR 100	T			BUILDING	2,505,500	2,426,100	
Infl2	PHY 100	E			DETACHED	41,100	39,200	
					OTHER	0	0	
					TOTAL	2,845,400	2,754,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		6,000	3.70	6,700
LH1	A	1.00	50 0.50		7	1,707.40	6,000
SHF	G	1.20	30 0.70	12X20	240	24.23	4,100
SHF	+	1.10	30 0.70	12X12 & 4X10	184	22.48	2,900
OPA	M	0.70	30 0.70	16X20 FR PER	320	16.01	3,600
SM2	V	1.50	10 0.90	8X8	64	120.15	6,900
OPA	A	1.00	20 0.80	18X29 CPY/CO	522	21.80	9,100
W06	A	1.00	70 0.30		450	13.70	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	RJM
MODEL	5		CIM-5	LIST	5/15/2018	RJM
STYLE	78	0.97	NURSING HOME [100%]	REVIEW	5/30/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS		
SACHEM NURSING CENTER # 514		

LOADING

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	4,175,881
NET AREA	27,503	DETAIL ADJ	1.080	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	17,999	1968	118.56	2,133,923	CONDITION ELEM	CD
\$NLA(RCN)	\$152	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	A	USF	L	UP-STRY FIN	9,504	1968	118.56	1,126,774	EXTERIOR	
				ROOF SHAPE	4	FLAT/SHED	0.98	+	OPA	N	OPEN PORCH	626		23.90	14,961	INTERIOR	
				ROOF COVER	11	MEMBRANE	1.02	+	LLF	N	LOW-LEV FIN.	8,495		99.74	847,261	CDN/APP	
				FLOOR COVER	4	TILE	0.98		ELV	O	PASSGR. ELEV.	1		52,962.00	52,962		
				INT. FINISH	1	PLASTER	1.04										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF. YR/AGE	1972 / 49	
COND	40	40 %
FUNC	0	
ECON	0	
DEPR	40	% GD 60
RCNLD	\$2,505,500	