

Key: 3215

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.750

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KOMET REALTY TRUST PO BOX 814 SAGAMORE BEACH, MA 02562				71-82-0				117 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KOMET REALTY TRUST				05/20/2019	A	1 51127-174					
KOMET REALTY TRUST				08/10/2015	A	1 45904-082					
ORTENZI ARMAND J				05/05/1980	QS	4823-134					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-544	11/02/2020	3	ALTERATIONS	10,000	03/15/2021	SLB	100	100
BP-19-382	10/17/2019	3	ALTERATIONS	14,100	06/10/2020	SLB	100	100
BP-18-248	09/24/2018	3	ALTERATIONS	4,800	05/31/2019	KT	100	100
3208	03/23/2017	3	ALTERATIONS	10,800	12/21/2017	RJM	100	100
		6	CYCL GROWTH		07/19/2013	DF	100	100

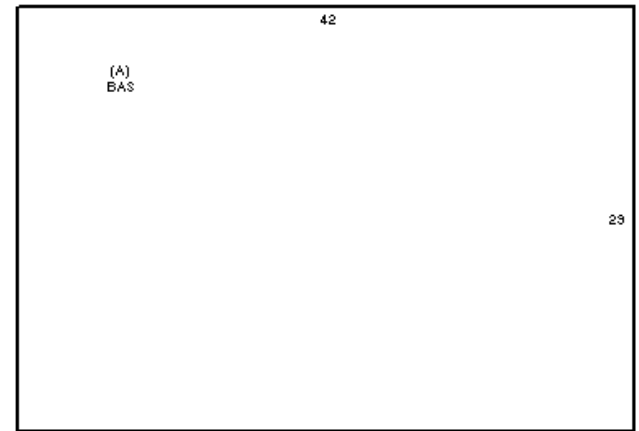
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
103	S	21,780	C3	1.00	100	1.00	1.00	201,400	1.72	100	1.00	C3	1.00	173,670

TOTAL	21,780 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N O T E C/W 83. T12628.LCF=MKT/INC/USE ADJ.	LAND	173,700	167,800		
Infl1	FACTOR 100		BUILDING	278,900	265,600		
Infl2	PHY 100		DETACHED	250,000	238,900		
			OTHER	0	0		
			TOTAL	702,600	672,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		14,000	3.70	15,500
LH2	A	1.00	60 0.40		1	2,684.70	1,100
TN1	+	1.10	10 0.90	4TANK-10000	40,000	2.86	103,000
SP2	E	1.80	10 0.90	4X10	40	364.14	13,100
C06	A	1.00	70 0.30	FENCE - 6 FT	300	18.40	1,700
SP2	E	1.80	20 0.80	3X5	15	364.14	4,400
SP1	S	2.50	10 0.90	6X8 MENUE	48	353.00	15,200
SIC	G	1.20	20 0.80	40X50	2,000	55.80	89,300
SP2	V	1.50	20 0.80	4X6	24	303.45	5,800
LH1	A	1.00	50 0.50		1	1,707.40	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2017	RJM
MODEL	5		CIM-5	LIST	12/21/2017	RJM
STYLE	38	1.45	FRANCHISE F. FD [100%]	REVIEW	12/27/2017	ER
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
MARYLOU'S COFFEE

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435,745	
NET AREA	1,218	DETAIL ADJ	1.416	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,218	1957	345.36	420,647	CONDITION ELEM CD		
\$NLA(RCN)	\$358	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98		DUW	O	DRIVE-UP WIND	1		15,098.00	15,098	EXTERIOR	A	
				ROOF SHAPE	4	FLAT/SHED	0.98									INTERIOR	A	
				ROOF COVER	11	MEMBRANE	1.02									CDN/APP	A	
				FLOOR COVER	4	TILE	0.98											
				INT. FINISH	2	DRYWALL	1.00											
				HEATING/COOL	9	WARM/COOL AIR	1.00											
				FUEL SOURCE	2	GAS	1.00											
				ARPUD	0		1.00											
				AFFORDABLE	0		1.00											
																	EFF.YR/AGE	1976 / 45
																	COND	36 36 %
																	FUNC	0
																	ECON	0
																	DEPR	36 % GD 64
																	RCNLD	\$278,900