

Key: 454

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 400

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
JVCV LLC 34 CRANBERRY RUN RD E FALMOUTH, MA 02536				8-5-0				1300 PLYMOUTH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JVCV LLC				10/25/2013	QS	465,000	43755-056				
1300 PLYMOUTH ST REALTY T				11/20/2008	QS	450,000	36546-197				
REDDER JOHN P				11/04/1994	G	85,000	13246-315				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-20-277	06/25/2020	3	ALTERATIONS	30,000	07/27/2020	KT	10	100
BP-18-315	11/05/2018	3	ALTERATIONS	13,000	07/27/2020	KT	100	100
		60	SITE INSPECT		12/21/2017	RJM	100	100
2764	11/25/2015	3	ALTERATIONS	5,000			100	100
2768	11/24/2015	3	ALTERATIONS	16,097			100	100

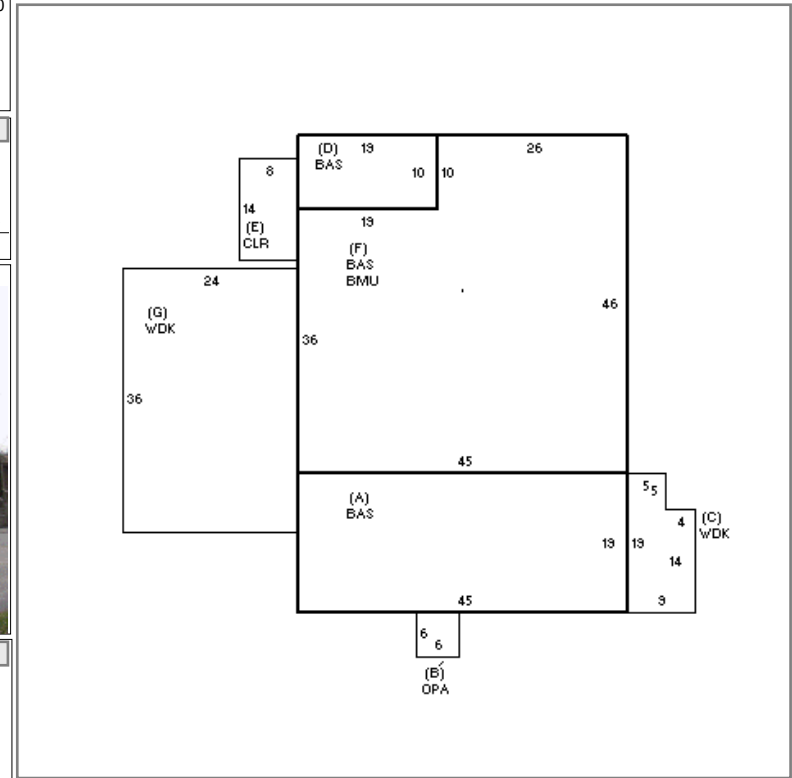
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C2	1.00	100	1.00	100	1.00	181,260	1.00	100	0.90	181,260
303	A	0.040	C2	1.00	100	1.00	100	1.00	7,470	1.00	100	0.90	300

TOTAL	1.040 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C2	NOTE PUB BLDG RE-BUILT 1995...			LAND	181,600	175,400
Inf1	FACTOR 100				BUILDING	376,000	358,200
Inf2	PHY 100				DETACHED	18,300	17,200
					OTHER	0	0
					TOTAL	575,900	550,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30 48X300		14,400	3.70	16,000
SW2	V	1.50	20 0.80 4X7		28	60.60	1,400
LH1	A	1.00	50 0.50		1	1,707.40	900



BLDG COMMENTS
Johnnie Macaronies



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/29/2021	SLB
MODEL	5		CIM-5	LIST	3/29/2021	SLB
STYLE	39	1.05	RESTAURANT [100%]	REVIEW	12/27/2017	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1934	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,925	DETAIL ADJ	1.037	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$184	OVERALL	1.000	EXT. COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00
% SPRINKLER	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	2	GAS	1.00
				ARPUD	0		1.00
				AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,735	1934	159.78	437,004
B	OPA	N	OPEN PORCH	36		23.89	860
+	WDK	N	WOOD DECK	1,015		18.90	19,184
D	BAS	L	BASE AREA	190	1934	159.78	30,359
E	CLR	N	COOLER	112		43.10	4,827
F	BMU	N	BSMT UNF	1,880		23.90	44,932

TOTAL RCN	537,166
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1982 / 39
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$376,000