

Key: 4548

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.877

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FRANKS CAFE AND COFFEE HOUSE INC 25 BIRCH HILL RD RAYNHAM, MA 02767				109-2-0				838 N BEDFORD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANKS CAFE AND CHIN MING POY & HEW LAI C				03/01/2000	QS	170,000	18317-024				
FRANCISCO PAULO MARANHAS				05/14/1976	QS	-	4160-542				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2808	12/30/2015	61	SITE VISIT		03/01/2018	PW	100	100
2449	05/05/2015	3	ALTERATIONS	573,000	06/29/2017	RJM	100	100
		7	DETACHED BLD	5,000	06/12/2015	SLB	100	100
		6	CYCL GROWTH		07/22/2013	DF	100	100
1378	11/15/2012	2	ADDITIONS	1,587,000	07/22/2013	DF	100	100

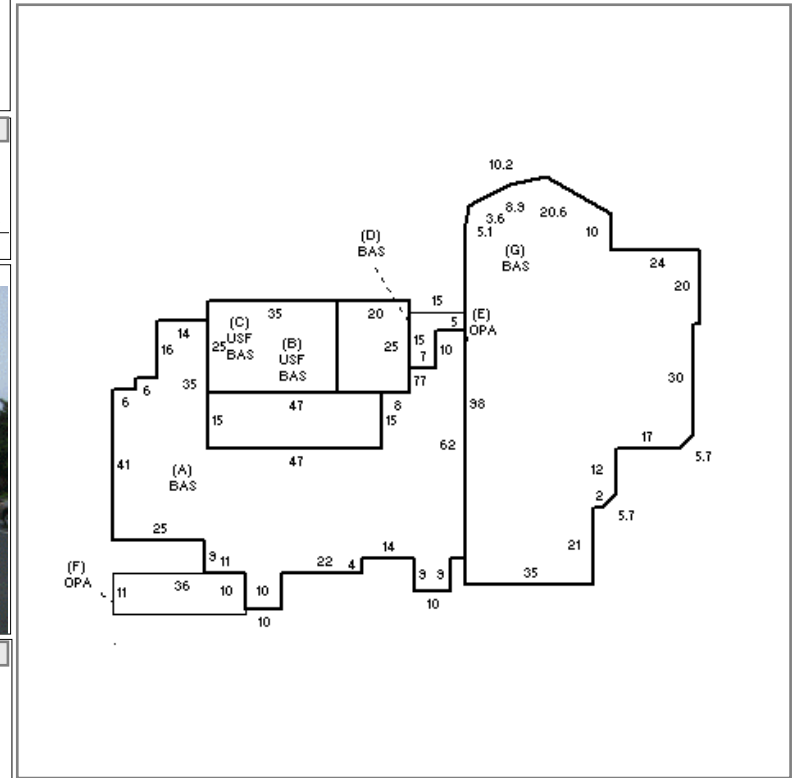
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	51,836	C3	1.00	100	1.00	100	1.00	C3	1.00		239,660

TOTAL	1.190 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C3	N O T E PLAN 94-89 LOT 2A. EASEMENT BOOK 20030 PAGE 156.	LAND		239,700	231,600	
Inf1	FACTOR 100		BUILDING		1,964,800	1,871,500	
Inf2	PHY 100		DETACHED		79,100	74,900	
			OTHER		0	0	
			TOTAL		2,283,600	2,178,000	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		35,000	3.70	64,800
SM2	V	1.50	10 0.90 7X8		56	120.15	6,100
LH2	A	1.00	50 0.50		2	2,684.70	2,700
GZB	A	1.00	10 0.90 8 X 12	2015	96	32.62	2,800
SHM	A	1.00	10 0.90 10 X 10	2015	100	13.44	1,200
SHF	A	1.00	10 0.90 8X10	2016	80	20.44	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2017	RJM
MODEL	5		CIM-5	LIST	6/29/2017	EST
STYLE	39	1.05	RESTAURANT [100%]	REVIEW	6/29/2017	RJM
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
THE MOCKINGBIRD RESTAURANT

LOADING

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,964,800
NET AREA	13,407	DETAIL ADJ	1.041	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	11,827	2012	145.39	1,719,563		
\$NLA(RCN)	\$147	OVERALL	1.000	EXT. COVER	7	STUCCO	1.00	+	USF	L	UP-STRY FIN	1,580	2012	145.39	229,721		
				ROOF SHAPE	4	FLAT/SHED	0.98	+	OPA	N	OPEN PORCH	541		28.68	15,516		
				ROOF COVER	11	MEMBRANE	1.02										
				FLOOR COVER	3	W/W CARPET	1.00										
				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										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																CDN/APP	G
																EFF.YR/AGE	2021 / 0
																COND	0 0 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$1,964,800