

Key: 4948

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.222

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| KRATTENMAKER CHARLES G JR &<br>S/O BEDFORD PROPERTY OWNER LLC<br>ONE FEDERAL ST - STE 1804<br>BOSTON, MA 02110 |  |  |  | 100-9-03-0 |    |            |              | 201 HIGHLAND ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| BEDFORD PROPERTY OWNER LL  |  |  |  | 09/21/2022 | U  | 22,275,000 | 57256-031    |                 |  |  |  |
| EAST BRIDGEWATER OWNER LL  |  |  |  | 06/02/2022 | QS | 1,692,122  | 56875-267    |                 |  |  |  |
| KRATTENMAKER CHARLES G JR  |  |  |  | 06/17/2003 | B  | 28,500     | 25462-232    |                 |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |           |        | BN ID      | BN | CARD   |     |
|--------|--------|-------------|-----------|--------|------------|----|--------|-----|
| 4400   | 100    | DEV LAND    |           |        |            |    | 1 of 1 |     |
| PMT NO | PMT DT | TY          | DESC      | AMOUNT | INSP       | BY | 1st    | %   |
|        |        | 5           | SPLIT/SUB |        | 08/01/2003 |    | 100    | 100 |

LAND

| CD  | T | AC/SF/UN | NgH | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi     | VC   | CREDIT AMT | ADJ VALUE |    |      |  |         |
|-----|---|----------|-----|-------|-------|----------|-----|-------|---------|------|------------|-----------|----|------|--|---------|
| 103 | S | 87,120   | C3  | 1.00  | 100   | 1.00     | 60  | 0.60  | 120,840 | 1.00 | 100        | 1.00      | C3 | 1.00 |  | 241,680 |
| 303 | A | 11,506   | C3  | 1.00  | 100   | 1.00     | 100 | 1.00  | 8,300   | 1.00 | 100        | 1.00      | C3 | 1.00 |  | 95,500  |

|       |              |  |          |   |          |         |          |
|-------|--------------|--|----------|---|----------|---------|----------|
| TOTAL | 13.506 Acres | ZONING   | FRNT     | 0 | ASSESSED | CURRENT | PREVIOUS |
| NgH   | C3           | N . . . C/W 100/8-11- 8-13, 8-3 - 8-7, 100/8-1, 100/ 8-9 plan<br>O bk 46 pg 1089<br>T<br>E | LAND     |   | 337,200  | 325,600 |          |
| Infl1 | FACTOR 100   |  | BUILDING |   | 0        | 0       |          |
| Infl2 | PHY 60       |  | DETACHED |   | 0        | 0       |          |
|       |              |  | OTHER    |   | 0        | 0       |          |
|       |              |  | TOTAL    |   | 337,200  | 325,600 |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|-------|
|    |      |      |          |    |       |           |       |       |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|-----|------|---------|
| MODEL    |    |     |      |         |
| STYLE    |    |     |      | LIST    |
| QUALITY  |    |     |      | REVIEW  |
| FRAME    |    |     |      |         |

| YEAR BLT | NET AREA | \$NLA(RCN) | SIZE ADJ | DETAIL ADJ | OVERALL | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------|----------|------------|----------|------------|---------|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|
|          |          |            |          |            |         |         |    |             |     |   |     |   |             |       |    |           |     |

|                |      |
|----------------|------|
| TOTAL RCN      |      |
| CONDITION ELEM | CD   |
|                |      |
| EFF.YR/AGE     |      |
| COND           |      |
| FUNC           |      |
| ECON           |      |
| DEPR           | % GD |
| RCNLD          |      |