

48 SCHOOL ST

Location 48 SCHOOL ST

Mblu 33/ 021/ 0/ /

Acct# 03-00013-01

Owner COOL PICKLE REAL ESTATE LLC

Assessment \$427,200

Appraisal \$427,200

PID 5319

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$283,700 | \$143,500 | \$427,200 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
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Owner of Record

Owner COOL PICKLE REAL ESTATE LLC
Co-Owner
Address 6 VALLEY VIEW DR
 NORTH SMITHFIELD, RI 02896

Sale Price \$450,000
Certificate
Book & Page 002536/000314
Sale Date 09/12/2024
Instrument 99

Ownership History

| Ownership History | | | | | |
|-----------------------------|------------|-------------|---------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| COOL PICKLE REAL ESTATE LLC | \$450,000 | | 002536/000314 | 99 | 09/12/2024 |
| 48 SCHOOL LLC | \$368,000 | | 002340/000281 | 99 | 05/27/2021 |
| MARTIN ANTHONY | \$335,000 | | 002222/000204 | 18 | 02/05/2020 |
| 48 SCHOOL STREET LLC | \$328,000 | | 002000/000098 | 99 | 05/26/2016 |
| FDR ASSOCIATES LLC | \$190,000 | | 000785/000008 | 99 | 09/19/2001 |

Building Information

Building 1 : Section 1

Year Built: 1949
Living Area: 3,223
Replacement Cost: \$356,432
Building Percent Good: 75
Replacement Cost
Less Depreciation: \$267,300

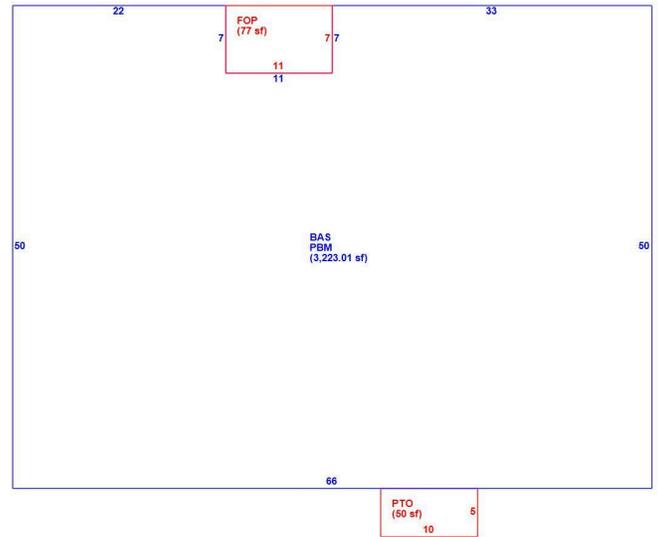
| Building Attributes | |
|---------------------|--------------------|
| Field | Description |
| Style | BAR / TAVERN |
| Model | Comm/Ind |
| Grade | 1.00 |
| Stories | 1.00 |
| Occupancy | 1.00 |
| Quality | Avg |
| Roof Structure | Mixed |
| Roof Cover | Shingle |
| Interior Wall 1 | Drywall or Plaster |
| Interior Wall 2 | |
| Interior Floor 1 | Carpet |
| Building Class | C |
| Heating Fuel | Gas |
| Building Use | Large Bus Mdl-94 |
| Cooling | Central |
| Cooling Percent | 100 |
| Plumbing Adequacy | |
| Heat 1 | Warm Air |
| Ext Wall 1 | Combination |
| Heat 1 Pct | 100 |
| Heat 2 | |
| Heat 2 Pct | 0 |
| Wall Height | 10.00 |
| Frame Type | Frame |
| Sprinkler Type | None |
| Sprinkler Pct | 0 |
| Interior Condition | Average |
| Exterior Condition | Average |
| Ceiling Type | Accous. |

Building Photo



(https://images.vgsi.com/photos2/LincolnRIPhotos///0022/100_0350_22252)

Building Layout



(ParcelSketch.aspx?pid=5319&bid=5319)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 3,223 | 3,223 |
| FOP | Open Porch | 77 | 0 |
| PBM | Partial Basement | 3,223 | 0 |
| PTO | Patio | 50 | 0 |
| | | 6,573 | 3,223 |

Extra Features

Extra Features

Legend

Land

Land Use

Use Code 333
Description Large Bus Mdl-94
Zone RG7
Neighborhood CB
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.68
Frontage
Depth
Assessed Value \$143,500
Appraised Value \$143,500

Outbuildings

| Outbuildings | | | | | | <u>Legend</u> |
|--------------|-------------|----------|-----------------|-------------|----------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| 0062 | Paving | 1001 | Asphalt/sqft | 13700.00 01 | \$16,400 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2025 | \$283,700 | \$143,500 | \$427,200 |
| 2024 | \$234,600 | \$138,000 | \$372,600 |
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