

## Bridge Street Complex

608 Francetown Road, Bennington, NH 03442



Four  
Seasons

Sotheby's  
INTERNATIONAL REALTY





## A superb residential services complex ...in a vibrant country setting!

32 EFFICIENCY UNITS + COMMON HALL  
\$4,800,000

This newly renovated residential living complex has full approvals for use as a half way house drug and alcohol rehabilitation facility. It includes two buildings with 16 efficiency units each and a 6,500 square foot +/- common area services building with offices, meeting rooms, manager apartment and commercial kitchen and dining facilities.

- 3.7 ACRE +/- SITE
- TENNIS COURT AND OUTDOOR SEATING
- AMPLE PARKING ON SITE
- TAXES: \$31,224.08 IN 2023



**Exclusively offered by**  
Andrew R. Peterson, CCIM  
Broker Associate  
andy.peterson@fourseasonssir.com  
(603) 496-9172 (c)  
(603) 924-3321 (o)  
andypeterson.fourseasonssir.com

Four Seasons Sotheby's International Realty  
42 Grove Street  
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# Prime Commercial Property

**608 Francestown Road  
Bennington**

**NH 03442**



16 unit building One



Common House



16 unit building Two



Crotched Mountain Ski Area

<b>MLS #</b>	5055461	<b>Status</b>	Active
<b>Property Class</b>	Commercial	<b>Road Frontage</b>	TBD
	Sale	<b>RdFntLngh</b>	
<b>Year Built</b>	1987	<b>Gross Income</b>	
<b>Construction Status</b>		<b>Expenses - Annual</b>	
<b>Building Area Total</b>	17,616	<b>Net Income</b>	
<b>Total Available Area</b>	17,616	<b>Lot Size Acres</b>	3.72
<b>Zoning</b>	CR C	<b>Traffic Count</b>	
<b>Tax Annual Amount</b>	\$31,224.00	<b>Price</b>	\$4,800,000
<b>Tax Year</b>	2024		



**2212-31**

**Off: 603-924-3321**

**Andrew Peterson**

**andy.peterson@fourseasonssir.com**

**Cell: 603-496-9172**



This newly renovated residential living complex has full approvals for use as a half way house drug and alcohol rehabilitation facility. It includes two buildings with 16 efficiency units each and a 6,500 square foot +/- common area services building with offices, meeting rooms, manager apartment and commercial kitchen and dining facilities. Opportunity knocks!

**Great Business Space...in the Heart of the Monadnock Region of New Hampshire**

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Listed By:

Andrew Peterson - Four Seasons Sotheby's International Realty



County NH-Hillsborough  
VillDstLoc  
Year Built 1987  
# of Stories  
Zoning CR C  
Taxes TBD No  
Tax Annual Amount \$31,224.00  
Tax Year 2024  
Tax Year Notes  
Lot Size Acres 3.72  
Lot Size Square Feet 162,043  
Assessment Year 2024  
Assessment Amount  
Tax Class  
Tax Rate  
Basement Yes  
Basement Access Type Interior  
Vacant Land No  
Land Gains  
Current Use

Business Only No  
Submarket  
Business Type Opportunity  
Business Type Use Other  
Building Area Total 17,616  
Building Area Source Public Records  
Total Available Area 17,616  
Total Available Area Source Owner  
List \$/SqFt Total Available  
Divisible SqFt  
Divisible SqFt Max  
Divisible SqFt Min  
Gross Income  
Operating Expense  
Net Income  
Foreclosed/Bank-Owned/REO No  
Days On Market 0  
Initial Showings Begin Date

Unbranded Tour URL 2

**Public Remarks** This newly renovated residential living complex has full approvals for use as a half way house drug and alcohol rehabilitation facility. It includes two buildings with 16 efficiency units each and a 6,500 square foot +/- common area services building with offices, meeting rooms, manager apartment and commercial kitchen and dining facilities. Opportunity knocks!

**Directions** Take Francetown Road to property on left across from Crotched Mountain Ski Area

Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Description Type								

Expenses - Annual  
Expenses - CAM  
Expenses - Insurance  
Expenses - Maintenance  
Expenses - Management  
Expenses - Taxes  
Expense - Utility  
Loss Factor Percentage  
Vacancy Factor  
Investment Info

Project Building Name  
Building Number  
Total Units 32  
Signage Adequate  
Air Conditioning Percent 100  
Ceiling Height  
Sprinkler  
Total Elevators

Map 3  
Block 14  
Lot 000  
SPAN Number

Deed Recorded Type Warranty  
Deed Book 9333  
Deed Page 2084  
Total Deeds  
Covenants  
Easements  
Plan Survey Number

Green Verification Progrm  
Green Verification Body  
Green Verification Status  
Green Verification Year  
Green Verification Rating  
Green Verification Metric  
Green Verification Source  
Green Verification NewCon  
Green Verification URL  
Green Verificatn Progrm 2  
Green Verificatn Body 2  
Green Verificatn Status 2  
Green Verificatn Year 2  
Green Verificatn Rating 2  
Green Verificatn Metric 2  
Green Verification Source 2  
Green Verificatn NewCon 2  
Green Verificatn URL 2  
Green Verificatn Progrm 3  
Green Verificatn Body 3  
Green Verificatn Status 3  
Green Verificatn Year 3  
Green Verificatn Rating 3  
Green Verificatn Metric 3  
Green Verification Source 3  
Green Verificatn NewCon 3  
Green Verificatn URL 3

Power Production Type  
Power Production Ownership  
Mount Location  
Mount Type  
Power Production Size  
Power Production Annual  
Power Production Annual Status  
Power Production Year Install  
Power Production Verification Source  
Power Production Type 2  
Power Production Ownership 2  
Mount Location 2  
Mount Type 2  
Power Production Size 2  
Power Production Annual 2  
Power Production Annual Status 2  
Power Production Year Install 2  
Power Production Verification Source 2

ROW Parcel Access  
ROW Length  
ROW Width



<b>Building Features</b> Furniture Included, Living Space Available, Phone System, Public Restrooms, Security System, Smoke/Heat Detectors, In-Unit Bathroom <b>Accessibility Features</b> Access to Common Areas, Access to Parking, Access to Restroom(s)	
<b>Other Equipment</b> CO Detector, Security System, Hardwired Smoke Detector, Standby Generator <b>Sale Includes</b> Equipment, Land/Building, Furnishings <b>Exclusions</b>	<b>Waterfront Property</b> <b>Water View</b> <b>Water Body Access</b>  <b>Water Body Name</b>  <b>Water Body Type</b> <b>Water Frontage Length</b> <b>Waterfront Property Rights</b> <b>Water Body Restrictions</b>
<b>Deed 2 Book</b> <b>Deed 2 Page</b> <b>Deed 3 Book</b> <b>Deed 3 Page</b> <b>Deed 4 Book</b> <b>Deed 4 Page</b> <b>Deed 5 Book</b> <b>Deed 5 Page</b>	<b>Auction</b> <b>Auction Date</b> <b>Auction Time</b> <b>Auction Price Determnd By</b> <b>Auctioneer Name</b> <b>Auctioneer License Number</b>



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Bridge St. Complex



16 unit building One



Common House



16 unit building Two



Crotsched Mountantain Ski Area



Entry Sign



Stone Faced entry stairway



Common Room



Modern Commercial Kitchen



Recreation Room



Business Office



Dining Hall





Dining Room Detail



Upstairs Meeting Space



Side office



Common Hall Apt Kitchen



Sitting Area in Apartment



Upstairs private office



Full bath detail



Laundry Room



Recreation Room detail



Exercise Space



Suite detail



Guest lodging

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**Listed by:**

Andrew Peterson / Four Seasons Sotheby's International

08/07/2025

5055461

Page 3 of 5

608 Francestown Road

Bennington NH 03442



Bath and Kitchette space



Unit detail



Efficiency Suites



Guest Room suite



A rare opportunity!



Newly constructed and approved!

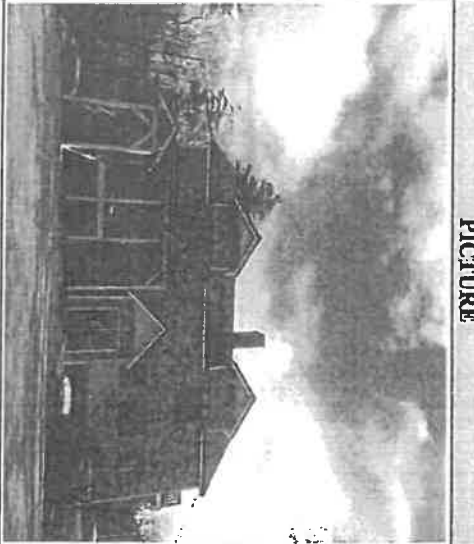
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**Prep by:** Four Seasons Sotheby's  
Andrew Peterson

**Listed by:**

Andrew Peterson / Four Seasons Sotheby's International





**OWNER**  
BRIDGE STREET DENNINGTON, LLC  
195 ASHMONT STREET, SUITE B1  
DORCHESTER, MA 02124

**TAXABLE DISTRICTS**

District	Percentage

**PERMITS**

Date	Permit ID	Permit Type	Notes
06/05/24	34-24	ALTERATION	16 NEW HEATPUMPS
03/02/23	23-11	ALTERATION	ELECTRIC UPDATE
09/09/21	38-21	ALTERATION	ROOF OVER OUTSIDE AREA
07/15/21	24-21	EXTERIOR ONLY	SIGN PERMIT
04/12/21	09-21	EXTERIOR ONLY	LINES & UG
07/16/20	28-20	ALTERATION	COMPLETE RENOVATIONS
08/16/14	2014-10	EXTERIOR ONLY	UNDERGROUND ELECTRIC

**BUILDING DETAILS**

Model: 2.00 STORY OFFICE  
Roof: GABLE OR HIP/PREFAB METALS  
Ext: CLAP BOARD  
Int: DRYWALL  
Floor: HARDWOOD/CARPET  
Heat: GAS/FA NO DUCTS  
Bedrooms:    Baths: 3.0    Fixtures: 7  
Extra Kitchens:    Fireplaces:    Generators:     
A/C: Yes 100.00 %  
Quality: A0 AVG  
Com. Wall: WOOD, 12 FT.  
Size Adj: 0.8380    Base Rate: CIO 142.00  
Bldg. Rate: 0.7881  
Sq. Foot Cost: \$ 100.72

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	2536	1.00	2536
FFF	FST FLR FIN	3880	1.00	3880
RBF	RAISED BSMNT	2232	0.50	1116
EPF	ENCLSD PORCH	100	0.70	70
OPU	OPEN PORCH	104	0.15	16
OPF	OPEN PORCH FIN	186	0.25	47
DEK	DECK/ENTRANCE	185	0.10	19
SLB	SLAB	896	0.03	27
BMU	BSMNT	448	0.15	67
GLA:		6,416		
		10,567		7,778

**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	2536	1.00	2536
FFF	FST FLR FIN	3880	1.00	3880
RBF	RAISED BSMNT	2232	0.50	1116
EPF	ENCLSD PORCH	100	0.70	70
OPU	OPEN PORCH	104	0.15	16
OPF	OPEN PORCH FIN	186	0.25	47
DEK	DECK/ENTRANCE	185	0.10	19
SLB	SLAB	896	0.03	27
BMU	BSMNT	448	0.15	67
GLA:		6,416		
		10,567		7,778

**2024 BASE YEAR BUILDING VALUATION**

Market Cost New:	\$ 783,400
Year Built:	1987
Condition For Age:	VERY GOOD
Physical:	11 %
Functional:	
Economic:	RESALE
Temporary:	50 %
Total Depreciation:	61 %
Building Value:	\$ 305,500

OWNER INFORMATION    SALES HISTORY    PICTURE

BRIDGE STREET BENNINGTON, LLC    Date    Book    Page    Type    Price    Grantor

195 ASHMONT STREET, SUITE B1

DORCHESTER, MA 02124

LISTING HISTORY    NOTES

11/28/23    EORE    1@D    TAN: 16 UNITS, FRONT & REAR ENT TO EACH ROOM 10X28 BMU FOR UTLS  
05/18/22    KCPE    1@D    VIEWED 1 BLD ONLY; ALL ROOMS DBL BEDS; PU21: ADJSTD SIDING, NEW  
04/20/21    AFPU    INFO OVER PHONE    ASPHALT SHINGLES, INT RENO CMPLT, RMVD FD; PU22: PER RENOS- ADJD  
COND, FLRS, BED/BTH COUNTS, DEK/OPF DIMS, SHED COND, 8X28  
URF/FFF/BMU SECT TO URF/FFF, ADDED 6X12 DEKS & LEAN-TO; 23M&L;  
GENERATOR ON PROP.

EXTRA FEATURES VALUATION    MUNICIPAL SOFTWARE BY AVTAR

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	64	8 x 8	310	10.00	100	1,984	
LEAN-TO	280	14 x 20	117	3.00	100	983	2022
						3,000	

BENNINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2024	\$ 253,800	\$ 3,000	\$ 0(c)
Parcel Total: \$ 971,200			

LAND VALUATION    (Card Total: \$ 256,800)    LAST REVALUATION: 2024

Zone: Minimum Acreage:    Minimum Frontage:    Site:    Driveway:    Road:

Land Type COM/IND    Neighborhood:    Cond    Ad Valorem    SPI    R    Tax Value    Notes

0 ac





OWNER INFORMATION    SALES HISTORY    PICTURE

BRIDGE STREET BENNINGTON, LLC    Date    Book    Page    Type    Price    Grantor

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DORCHESTER, MA 02124

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1/128/23    EORE    I@D    TAN, 16 UNITS, FRONT & REAR ENT TO EACH ROOM 10X28 BMU FOR UTLS  
05/18/22    KCPE    I@D    VIEWED 1 BLD ONLY; ALL ROOMS DBL BEDS; PU21: INT RENOS IN PROG,  
04/20/21    AFPU    INFOR OVER PHONE    RMVD PD, ADDED UC, NO PLANS FOR ROOF & SIDING, PAINT ONLY; PU22:  
PER RENOS- ADJD COND, FLRS, BED/BATH COUNTS, DEK/OPF DIMS,  
ADDED DEKS, RMVD UC

EXTRA FEATURES VALUATION    MUNICIPAL SOFTWARE BY AVTAR

Feature Type    Units    Length x Width    Size Adj    Rate    Cond    Market Value    Notes

BENNINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2024	\$ 252,100	\$ 0	\$ 0(c)
Parcel Total: \$ 971,200			

LAND VALUATION


(Card Total: \$ 252,100)

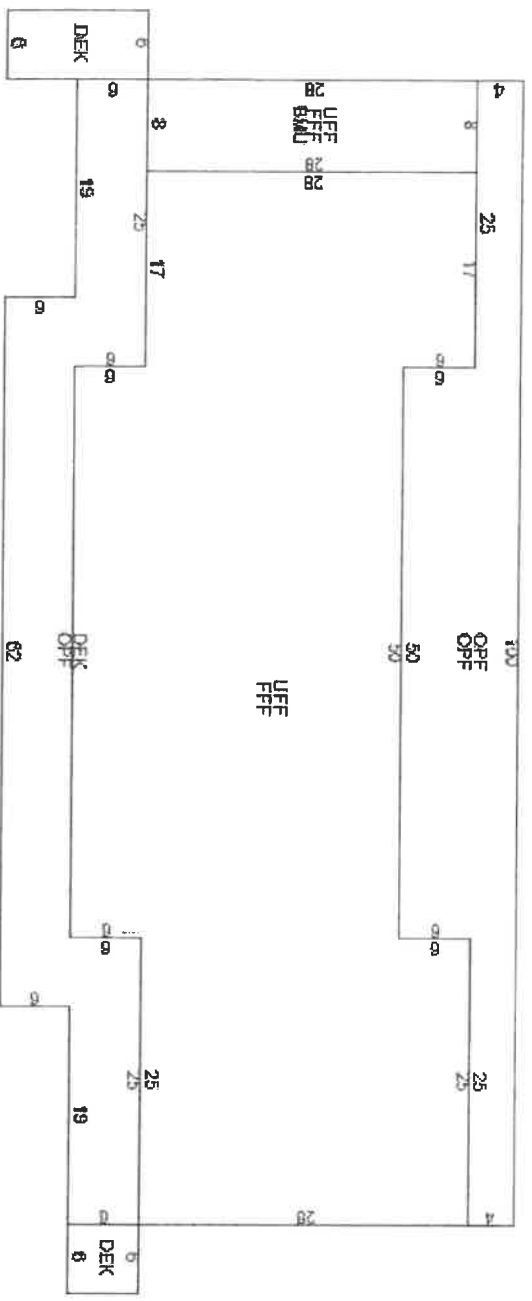
LAST REVALUATION: 2024

Zone: Minimum Acreage: Minimum Frontage: Site: Driveway: Road:  
Land Type COM/IND Neighborhood: Cond Ad Valorem SPI R Tax Value Notes

0 ac



<b>PICTURE</b> 	<b>OWNER</b> BRIDGE STREET BENNINGTON, LLC 195 ASHMONT STREET, SUITE B1 DORCHESTER, MA 02124	<b>TAXABLE DISTRICTS</b> District: Percentage:	<b>BUILDING DETAILS</b> Model: 2.00 STORY MOTEL Roof: GABLE OR HIP/ASPHALT Ext: CLAP BOARD Int: DRYWALL Floor: LINOLEUM OR SIM Heat: ELECTRIC/FA NO DUCTS Bedrooms: 16 Baths: 16.0 Extra Kitchens: A/C: No Quality: A0 AVG Com. Wall: WOOD, 12 FT. Size Adj: 0.8723 Base Rate: CMT 119.00 Bldg. Rate: 0.7873 Sq. Foot Cost: \$ 84.31
	<b>PERMITS</b> Date Permit ID Permit Type Notes		



BUILDING SUB AREA DETAILS			
ID	Description	Area	Adj. Effect.
OPF	OPEN PORCH FIN	2072	0.25 518
UFF	UPPER FLR FIN	2800	1.00 2800
FFF	FST FLR FIN	2800	1.00 2800
BMU	BSMT	224	0.15 34
DEK	DECK/ENTRANCE	780	0.10 78
GLA:	5,600	8,676	6,230

2024 BASE YEAR BUILDING VALUATION			
Market Cost New:	\$ 525,251		
Year Built:	1987		
Condition For Age:	VERY GOOD	11 %	
Physical:			
Functional:	NO OFFICE	16 %	
Economic:	RESALE	25 %	
Temporary:			
Total Depreciation:		52 %	
Building Value:	\$ 252,100		

OWNER INFORMATION		SALES HISTORY					PICTURE			
BRIDGE STREET BENNINGTON, LLC		Date	Book	Page	Type	Price	Grantor			
		08/13/2020	9333	2084	U I 40		1 BRIDGE STREET RECOVERY,			
195 ASHMONTE STREET, SUITE B1		12/30/2019	9248	1487	Q I	740,000	JOSHI HOSPITALITY GROUP			
DORCHESTER, MA 02124										

LISTING HISTORY		NOTES
11/28/23	EORE I@D	CNOF: TAN: "BRIDGE STREET RECOVERY" OLD NOTES ON FILE; PU20:
05/18/22	KCPB I@D	RMVD ALL PARCELS FROM 13-14-A11 TO 13-14-B28 & ADDED MOTEL AS
04/20/21	AFPU INFO OVER PHONE	CARD 2 & 3; PU21: INT RENOS IN PROG. ADISTD RF & SIDING;
07/08/19	KCPB W/ INT	PU22: RENOS COMPLT, RMVD FD, UC, & 10X14 FFF SECT, ADJD COND,
05/29/19	KCPB	BLDG MOD, ROOF MAT, SID, FLRS, BED/BTH/RIX COUNTS, COND OF OBS,
05/20/14	RERM	ADDED DUCTLESS AC(100%); PU24: ELEC UPDATE - NC TO VALUE; PU 25 16
05/11/11	JBPU 2011 PICK-UP	HEATPUMPS

EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
TENNIS COURT(S)	1			14,000.00	10	1,400
WALK IN COOLERS	135	1 x 135		55.00	100	13,291
PAVING	1			5,000.00	100	5,000
FIREPLACE 2-1	1			3,500.00	100	3,500
KITCHEN	1			5,000.00	100	5,000 2019

MUNICIPAL SOFTWARE BY AVITAR		
<b>BENNINGTON ASSESSING OFFICE</b>		
<b>PARCEL TOTAL TAXABLE VALUE</b>		
Year	Building	Features
		1 and

	Debit	Credit	Balance
2022	\$ 576,100	\$ 28,300	\$ 63,400
		Parcel Total: \$ 667,800	
2023	\$ 576,100	\$ 28,300	\$ 63,400
		Parcel Total: \$ 667,800	
2024	\$ 305,500	\$ 28,200	\$ 128,600(c)
		Parcel Total: \$ 971,200	

LAND VALUATION														(Card Total: \$ 462,300)		
Zone: CR COMM/RECREATION Minimum Acreage: 2.00 Minimum Frontage: 200														LAST REVALUATION: 2024		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	Driveway:	Road:
COM/IND	2,000 ac	120,000	E	100	100	100	100		100	120,000	0	N	120,000			
COM/IND	1,720 ac	x 5,000	X		100				100	8,600	0	N	8,600			
	3,720 ac									128,600			128,600			



Electronically filed by:  
Atkins Callahan, PLLC  
20 Depot Street, Suite 220  
Peterborough, NH 03458

E- Doc # 9061287  
Book 9248 Page 1487

12/30/2019 01:55:12 PM  
Page 1 of 3

Edward Saplenza  
Register of Deeds, Hillsborough County  
LCHIP HIA519772 25.00  
TRANS TAX HI122206 11,100.00

Tax Stamp: \$11,100.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That, **Joshi Hospitality Group, L.L.C.**, a New Hampshire limited liability company, with an address of 2605 South Range Avenue, Denham Springs, LA 0370726 (the "**Grantor**"),

for consideration paid,

grants to **Bridge Street Recovery, LLC**, a New Hampshire limited liability company, with an address of 195 Ashmont Street, Suite B1, Dorchester, MA 02124 (the "**Grantee**"),

with WARRANTY COVENANTS:

Four certain tracts or parcels of land, with the buildings and improvements thereon, situate in Bennington, Hillsborough County, New Hampshire, shown as Lots #25, #26, #27 and #28 on a plan of land entitled "Subdivision of Land of Robert L. - Eunice W. Blanchard, Horizon Acres - Section 2, Bennington, N.H." 1 inch = 50 feet, dated August, 1973, and recorded with the Hillsborough County Registry of Deeds (the "**Registry**"), Plan #7798, said lots being bounded and described as follows:

Beginning at a point on the northerly sideline of New Hampshire Route #47; thence

1. Northwesterly along said Route #47 along a curve with a radius of 459.86 feet, for an arc length of one hundred forty-eight and 66/100ths (148.66) feet, more or less, to a point; thence
2. Continuing northwesterly along said Route #47 along a curve with a radius of 1,503.06 feet, for an arc length of two hundred fifty and 54/100ths (250.54) feet, more or less, to a point; thence
3. North 48° 59' 07" West along said Route #47, a distance of two hundred sixty and 61/100ths (260.61) feet, more or less, to a point; thence
4. Northwesterly along said Route #47 along a curve with a radius of 469.49 feet, for an arc length of forty-three and 85/100ths (43.85) feet, more or less, to a point at land now or formerly of Robert L. and Eunice W. Blanchard; thence

5. North 52° 03' 58" East by said Blanchard land, a distance of two hundred ten and 09/100ths (210.09) feet, more or less, to a point on the southerly sideline of Pine Street, so-called; thence
6. South 58° 37' 51" East along said Pine Street, a distance of four hundred sixty-nine and 47/100ths (469.47) feet, more or less, to a point; thence
7. Southeasterly along said Pine Street along a curve with a radius of 20.00 feet, for an arc length of nineteen and 24/100ths (19.24) feet, more or less, to a point on the westerly sideline of Maple Avenue, so-called; thence
8. South 3° 30' 48" East along said Maple Avenue, a distance of two hundred fifty-three and 86/100ths (253.86) feet, more or less, to a point; thence
9. Southwesterly along said Maple Avenue, along a curve with a radius of 20.00 feet, for an arc length of thirty-seven and 59/100ths (37.59) feet, more or less, to the point of beginning.

Being all the same premises shown on the plan entitled "Lot Consolidation, Condominium Subdivision & Site Plan 'The Highlander Resort', A Condominium, Tax Map 13, Lots 14 & 17, Bennington, New Hampshire, Hillsborough County – Declarant: Joshi Hospitality Group, L.L.C." dated February 4, 2010, approved December 23, 2010, recorded at the Registry, Plan #36994.

Together with all rights of the Declarant in The Highlander Resort, Condominium being defined, described and identified in the Declaration of Condominium, The Highlander Resort, A Condominium, dated August 27, 2013, recorded at the Hillsborough County Registry of Deeds (the "Registry"), Book 8628, Page 1923 (the "Declaration") and as shown on the site plan entitled "Lot Consolidation, Condominium Subdivision & Site Plan 'The Highlander Resort', A Condominium, Tax Map 13, Lots 14 & 17, Bennington, New Hampshire, Hillsborough County – Declarant: Joshi Hospitality Group, L.L.C." dated February 4, 2010, approved December 23, 2010, recorded at the Registry, Plan #36994, and the floor plans entitled "Floor Plans, The Highlander Resort" A Condominium, Tax Map 13, Lot 14, Bennington, New Hampshire, Hillsborough County", Scale: as noted, dated January 28, 2010, prepared by Lepene Engineering & Surveying, LLC, recorded at the Registry, Plan #37936 (collectively, the "Condominium Instruments").

Grantor hereby assigns, sets over, grants and transfers to Grantee, all right, title and interest it holds Declarant under the Condominium Instruments and New Hampshire RSA 356-B, including, all rights to create, develop and sell the thirty-three (33) condominium units and related limited common areas. As of the date hereof, the Grantee, hereby takes and assumes from Grantor all such Declarant's Rights, as the same may exist.

MEANING AND INTENDING to describe and convey all the same premises conveyed to the within Grantor by deed of Fleet Bank-NH, dated May 13, 1994, recorded at the Registry, Book 5550, Page 170.

Homestead rights do not apply to this Grantor.

Dated this 23 day of December, 2019

Joshi Hospitality Group, L.L.C.

By: 

Bhagirath Joshi, Manager  
Duly Authorized

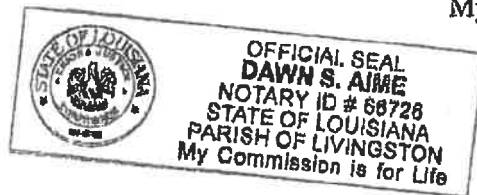
STATE OF Louisiana

COUNTY OF Livingston, ss.

The foregoing instrument was acknowledged before me, the undersigned officer, this 23rd day of December, 2019, by Bhagirath Joshi, as the duly authorized Manager of Joshi Hospitality Group, L.L.C., known to me or satisfactorily proven to be the same, and stated that they executed this instrument as their free and voluntary act for the purposes therein expressed on behalf of the said company.

  
Notary Public/~~Justice of the Peace~~

My Commission Expires: At least





Parcel ID: 000013 000014 000000 (CARD 3 of 3)  
 Owner: BRIDGE STREET BENNINGTON, LLC  
 Location: 608 FRANCESTOWN RD  
 Acres:

## General

Valuation	
Building Value:	\$190,300
Features:	\$0
Taxable Land:	\$0
<hr/>	
Card Value:	\$190,300
Parcel Value:	\$667,800
<a href="#">Review and Pay Property Taxes Online</a>	

Listing History	
List Date	Lister
05/18/2022	KCPE
04/20/2021	AFPU

**Notes:** TAN, 16 UNITS, FRONT & REAR ENT TO EACH ROOM 10X28 BMU FOR UTL'S VIEWED 1 BLD ONLY; ALL ROOMS DBL BEDS; PU21: INT RENOS IN PROG, RMVD FD, ADDED UC, NO PLANS FOR ROOF & SIDING, PAINT ONLY; PU22: PER RENOS- ADJD COND, FLRS, BED/BATH COUNTS, DEK/OPF DIMS, ADDED DEKS, RMVD UC

## History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2022	\$576,100	\$28,300	\$63,400	Cost Valuation	\$667,800
2021	\$371,100	\$11,600	\$63,400	Cost Valuation	\$446,100
2020	\$359,500	\$11,600	\$63,400	Cost Valuation	\$434,500
2019	\$114,700	\$10,700	\$0	Cost Valuation	\$125,400
2018	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2017	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2016	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2015	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2014	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2013	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200
2009	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200

## Sales

There Are No Sales For This Card

## Land

Size: Ac.  
 Zone:  
 Neighborhood:  
 Land Use: COM/IND  
 Site:  
 Driveway:  
 Road:  
 Taxable Value: \$0

## Building

## 2.00 STORY MOTEL Built In 1987

Roof: GABLE OR HIP  
 ASPHALT  
 Bedrooms: 16  
 Bathrooms: 16.0  
 Quality: AVG  
 Size Adj. 0.8723

<b>Exterior:</b>	CLAP BOARD	<b>Extra Kitchens:</b>	0	<b>Base Rate:</b>	88.00
<b>Interior:</b>	DRYWALL	<b>Fireplaces:</b>	0	<b>Building Rate:</b>	0.7873
<b>Flooring:</b>	LINOLEUM OR SIM	<b>Generators:</b>	0	<b>Sq. Foot Cost:</b>	62.35
<b>Heat:</b>	ELECTRIC	<b>AC:</b>	NO	<b>Effective Area:</b>	6,230
	FA NO DUCTS	<b>Comm. Wall Factor:</b>	90	<b>Gross Living Area:</b>	5,600
		<b>Comm Wall:</b>	WOOD	<b>Cost New:</b>	\$388,441

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
VERY GOOD		NO OFFICE	RESALE			
10%	0%	16%	25%	0%	51%	\$190,300

### Features

There Are No Features For This Card

### Photo



### Sketch

Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH FIN	2,072	518	0
UFF	UPPER FLR FIN	2,800	2,800	2,800
FFF	FST FLR FIN	2,800	2,800	2,800
BMU	BSMNT UNFINISHED	224	34	0
DEK	DECK/ENTRANCE	780	78	0
<b>Totals</b>			<b>6,230</b>	<b>5,600</b>

Parcel ID: 000013 000014 000000 (CARD 2 of 3)  
 Owner: BRIDGE STREET BENNINGTON, LLC  
 Location: 608 FRANCESTOWN RD  
 Acres:

## General

Valuation	
Building Value:	\$191,600
Features:	\$1,800
Taxable Land:	\$0
<hr/>	
Card Value:	\$193,400 
Parcel Value:	\$667,800
<a href="#">Review and Pay Property Taxes Online</a>	

Listing History	
<u>List Date</u>	<u>Lister</u>
05/18/2022	KCPE
04/20/2021	AFPU

**Notes:** TAN; 16 UNITS, FRONT & REAR ENT TO EACH ROOM 10X28 BMU FOR UTL'S VIEWED 1 BLD ONLY; ALL ROOMS DBL BEDS; PU21: ADJSTD SIDING, NEW ASPHALT SHINGLES, INT RENO CMPLT, RMVD FD; PU22: PER RENOS- ADJD COND, FLRS, BED/BTH COUNTS, DEK/OFF DIMS, SHED COND, 8X28 UFF/FFF/BMU SECT TO UFF/FFF, ADDED 6X12 DEKS & LEAN-TO

## History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable ^
2022	\$576,100	\$28,300	\$63,400	Cost Valuation	\$667,800
2021	\$371,100	\$11,600	\$63,400	Cost Valuation	\$446,100
2020	\$359,500	\$11,600	\$63,400	Cost Valuation	\$434,500
2019	\$114,700	\$10,700	\$0	Cost Valuation	\$125,400
2018	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2017	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2016	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
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2013	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200
2009	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200

## Sales

There Are No Sales For This Card

## Land

**Size:** Ac.  
**Zone:**  
**Neighborhood:**  
**Land Use:** COM/IND  
**Site:**  
**Driveway:**  
**Road:**  
**Taxable Value:** \$0

## Building

## 2.00 STORY MOTEL Built In 1987

**Roof:** GABLE OR HIP  
**Bedrooms:** 16  
**Bathrooms:** 16.0  
**Quality:**  
**Size Adj.** 0.8731  
**AVG**



Exterior:	VINYL SIDING	Extra Kitchens:	0	Base Rate:	88.00
Interior:	DRYWALL	Fireplaces:	0	Building Rate:	0.7963
Flooring:	LINOLEUM OR SIM	Generators:	0	Sq. Foot Cost:	63.06
Heat:	ELECTRIC	AC:	NO	Effective Area:	6,200
	FA NO DUCTS	Comm. Wall Factor:	90	Gross Living Area:	5,600
		Comm Wall:	WOOD	Cost New:	\$390,972

Depreciation						
Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
VERY GOOD		NO OFFICE	RESALE			
10%	0%	16%	25%	0%	51%	\$191,600

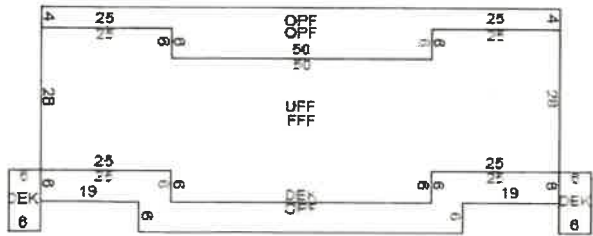
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SHED-WOOD	64	8 x 8	310	6.00	100	\$1,190	
LEAN-TO	280	14 x 20	117	2.00	100	\$655	2022
Total:						\$1,800	

Photo



Sketch



Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH FIN	2,072	518	0
UFF	UPPER FLR FIN	2,800	2,800	2,800
FFF	FST FLR FIN	2,800	2,800	2,800
DEK	DECK/ENTRANCE	816	82	0
Totals			6,200	5,600

Parcel ID: 000013 000014 000000 (CARD 1 of 3)  
 Owner: BRIDGE STREET BENNINGTON, LLC  
 Location: 608 FRANCESTOWN RD  
 Acres: 3.720

## General

Valuation	
Building Value:	\$194,200
Features:	\$26,500
Taxable Land:	\$63,400
<hr/>	
Card Value:	\$284,100 ?
Parcel Value:	\$667,800
<a href="#">Review and Pay Property Taxes Online</a>	

Listing History	
List Date	Lister
05/18/2022	KCPE
04/20/2021	AFPU
07/08/2019	KCRE
05/29/2019	KCRE
05/20/2014	RERM

Notes: CNOF; TAN; "BRIDGE STREET RECOVERY" OLD NOTES ON FILE; PU20: RMVD ALL PARCELS FROM 13-14-A11 TO 13-14-B28 & ADDED MOTEL AS CARD 2 & 3; PU21: INT RENO'S IN PROG. ADDED UC, ADJSTD RF & SIDING; PU22: RENOS COMPLT, RMVD FD, UC, & 10X14 FFF SECT, ADJD COND, BLDG MOD, ROOF MAT, SID, FLRS, BED/BTH/FIX COUNTS, COND OF OB'S, ADDED DUCTLESS AC(100%)

## History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable ▲
2022	\$576,100	\$28,300	\$63,400	Cost Valuation	\$667,800
2021	\$371,100	\$11,600	\$63,400	Cost Valuation	\$446,100
2020	\$359,500	\$11,600	\$63,400	Cost Valuation	\$434,500
2019	\$114,700	\$10,700	\$0	Cost Valuation	\$125,400
2018	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2017	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2016	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2015	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2014	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2013	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200
2009	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200

## Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
08/13/2020	IMPROVED	NO - BUSIN AFFIL GRNTR/E	\$1	BRIDGE STREET RECOVERY, LLC	9333	2084
12/30/2019	IMPROVED	YES	\$740,000	JOSHI HOSPITALITY GROUP LLC	9248	1487

## Land

Size: 3.720 Ac.  
 Zone: 03 - CR COMM/RECREATION  
 Neighborhood: AVERAGE  
 Land Use: COM/IND

Site:  
 Driveway:  
 Road:

Taxable Value: \$63,400

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2.000 AC	60,000	E	100	100	100	100	100	100	60,000	0	N	60,000	
COM/IND	1.720 AC	2,000	X	100	0	0	0	100	100	3,400	0	N	3,400	

## Building

### 2.00 STORY OFFICE Built In 1987

<b>Roof:</b>	GABLE OR HIP PREFAB METALS	<b>Bedrooms:</b>	0	<b>Quality:</b>	AVG
<b>Exterior:</b>	CLAP BOARD	<b>Bathrooms:</b>	3.0	<b>Size Adj.</b>	0.8380
<b>Interior:</b>	DRYWALL	<b>Extra Kitchens:</b>	0	<b>Base Rate:</b>	88.00
<b>Flooring:</b>	HARDWOOD CARPET	<b>Fireplaces:</b>	0	<b>Building Rate:</b>	0.7881
<b>Heat:</b>	GAS FA NO DUCTS	<b>Generators:</b>	0	<b>Sq. Foot Cost:</b>	62.42
		<b>AC:</b>	YES 100%	<b>Effective Area:</b>	7,778
		<b>Comm. Wall Factor:</b>	90	<b>Gross Living Area:</b>	6,416
		<b>Comm Wall:</b>	WOOD	<b>Cost New:</b>	\$485,503

### Depreciation

Normal VERY GOOD 10%	Physical 0%	Functional 0%	Economic RESALE 50%	Temporary 0%	Total Dpr. 60%	Assessment \$194,200
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## Features

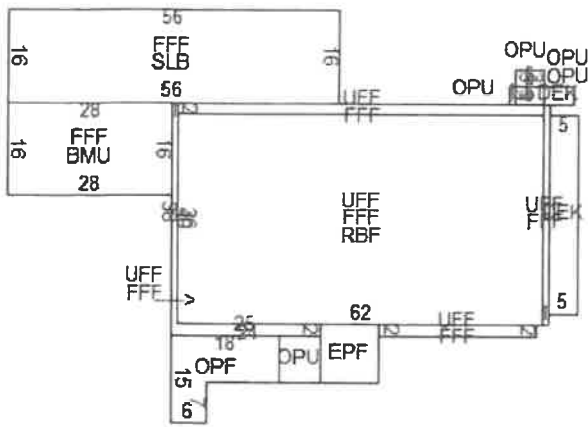
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
TENNIS COURT(S)	1		100	14000.00	10	\$1,400	
KITCHEN	1		100	5000.00	100	\$5,000	2019
WALK IN COOLERS	135	1 x 135	179	50.00	100	\$12,083	
PAVING	1		100	5000.00	100	\$5,000	
FIREPLACE 2-1	1		100	3000.00	100	\$3,000	
<b>Total:</b>						<b>\$26,500</b>	

## Photo



## Sketch

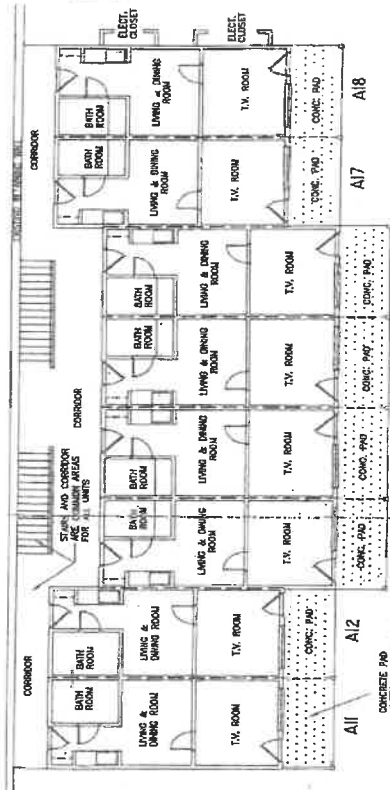




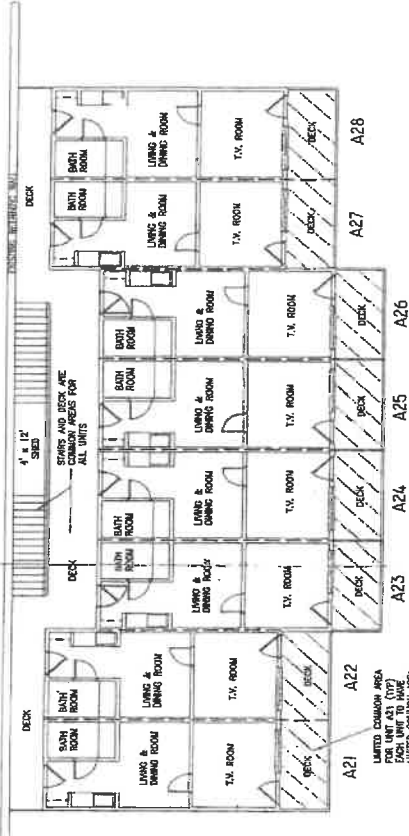
Code	Description	Area	Eff Area	GL Area
UFF	UPPER FLR FIN	2,536	2,536	2,536
FFF	FST FLR FIN	3,880	3,880	3,880
RBF	RAISED BSMNT FIN	2,232	1,116	0
EPF	ENCLSD PORCH FIN	100	70	0
OPU	OPEN PORCH UNFIN	104	16	0
OPF	OPEN PORCH FIN	186	47	0
DEK	DECK/ENTRANCE	185	19	0
SLB	SLAB	896	27	0
BMU	BSMNT UNFINISHED	448	67	0
<b>Totals</b>			<b>7,778</b>	<b>6,416</b>

Printed on 03-11-25

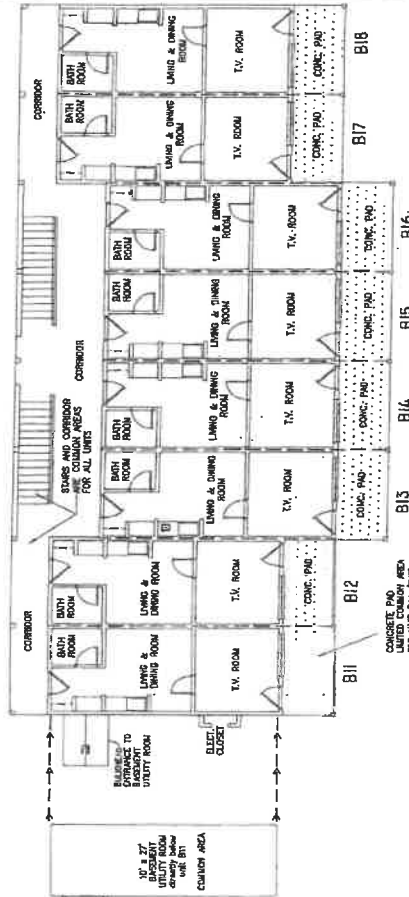




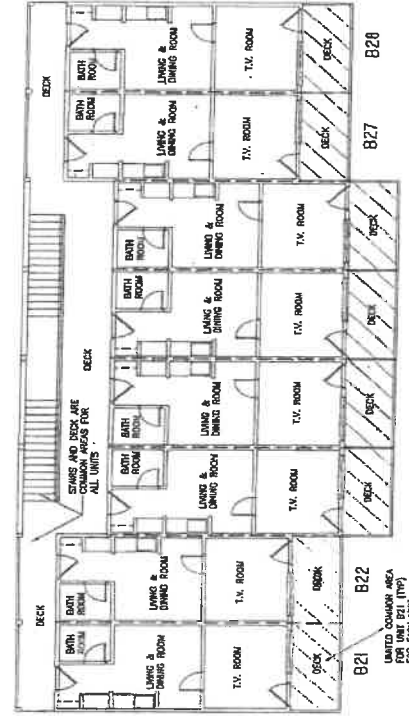
FIRST FLOOR PLAN BUILDING A



SECOND FLOOR PLAN-BUILDING-A



FIRST FLOOR PLAN - BUILDING B



SECOND FLOOR PLAN - BUILDING B

# Floor Plans "The Highlander Resort" A Condominium

TAX MAP 13, LOT 14  
Bennington, New Hampshire  
Hillsborough County

Scale: As noted January 28, 2010  
Dedicate  
JOSHI Hospitality Group, Inc.  
2806 South Range Avenue  
Project No. 0044 Bennington Springs, VT 05201



0' 4' 8' 16'  
SCALE: 1/8" = 1'-0"

NOTE:  
ALL ROOMS AND ROOM LOCATIONS SHALL BE AS SHOWN ON THESE PLANS AND ALL  
AREAS OF COMMON AREAS SHALL BE AS SHOWN ON THESE PLANS AND ALL  
STAIRS, ELEVATOR SHAFTS, ETC., SHALL BE AS SHOWN ON THESE PLANS.

APPROVED BY THE BENNINGTON  
PLANNING BOARD ON 1/17/2010

DATE  
Chairman  
Secretary

LEPENE  
ENGINEERING  
SURVEYING, LLC  
100 Main Street  
Bennington, VT 05201  
Phone: (802) 238-1000  
Fax: (802) 238-1000  
Email: info@lepene.com  
Website: www.lepene.com

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## Town of Bennington

[Print Now](#)

Parcel ID: 000013 000014 000000 (CARD 3 of 3)  
 Owner: BRIDGE STREET BENNINGTON, LLC  
 Location: 608 FRANCESTOWN RD  
 Acres:

## General

Valuation		Listing History	
Building Value:	\$190,300	<u>List Date</u>	<u>Lister</u>
Features:	\$0	05/18/2022	KCPE
Taxable Land:	\$0	04/20/2021	AFPU
<hr/>			
Card Value:	\$190,300 ?		
Parcel Value:	\$667,800		
<a href="#">Review and Pay Property Taxes Online</a>			

**Notes:** TAN, 16 UNITS, FRONT & REAR ENT TO EACH ROOM 10X28 BMU FOR UTL'S VIEWED 1 BLD ONLY; ALL ROOMS DBL BEDS; PU21: INT RENOS IN PROG, RMVD FD, ADDED UC, NO PLANS FOR ROOF & SIDING, PAINT ONLY; PU22: PER RENOS- ADJD COND, FLRS, BED/BATH COUNTS, DEK/OPF DIMS, ADDED DEKS, RMVD UC

## History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable ▲
2022	\$576,100	\$28,300	\$63,400	Cost Valuation	\$667,800
2021	\$371,100	\$11,600	\$63,400	Cost Valuation	\$446,100
2020	\$359,500	\$11,600	\$63,400	Cost Valuation	\$434,500
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2015	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2014	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2013	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200
2009	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200

## Sales

There Are No Sales For This Card

## Land

Size:	Ac.	Site:	
Zone:		Driveway:	
Neighborhood:		Road:	
Land Use:	COM/IND	Taxable Value:	\$0

## Building

2.00 STORY MOTEL Built In 1987

<b>Roof:</b>	GABLE OR HIP ASPHALT	<b>Bedrooms:</b>	16	<b>Quality:</b>	AVG
<b>Exterior:</b>	CLAP BOARD	<b>Bathrooms:</b>	16.0	<b>Size Adj.</b>	0.8723
<b>Interior:</b>	DRYWALL	<b>Extra Kitchens:</b>	0	<b>Base Rate:</b>	88.00
<b>Flooring:</b>	LINOLEUM OR SIM	<b>Fireplaces:</b>	0	<b>Building Rate:</b>	0.7873
<b>Heat:</b>	ELECTRIC	<b>Generators:</b>	0	<b>Sq. Foot Cost:</b>	62.35
	FA NO DUCTS	<b>AC:</b>	NO	<b>Effective Area:</b>	6,230
		<b>Comm. Wall Factor:</b>	90	<b>Gross Living Area:</b>	5,600
		<b>Comm Wall:</b>	WOOD	<b>Cost New:</b>	\$388,441

### – Depreciation

<b>Normal</b>	<b>Physical</b>	<b>Functional</b>	<b>Economic</b>	<b>Temporary</b>	<b>Total Dpr.</b>	<b>Assessment</b>
VERY GOOD		NO OFFICE	RESALE			
10%	0%	16%	25%	0%	51%	\$190,300

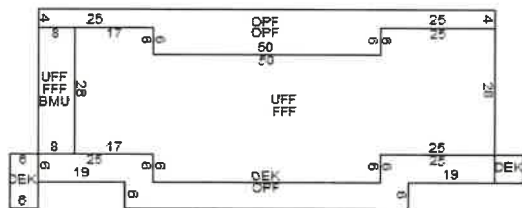
## Features

There Are No Features For This Card

## Photo



### Sketch



Code	Description	Area	Eff Area	GL Area
OPF	OPEN PORCH FIN	2,072	518	0
UFF	UPPER FLR FIN	2,800	2,800	2,800
FFF	FST FLR FIN	2,800	2,800	2,800
BMU	BSMNT UNFINISHED	224	34	0
DEK	DECK/ENTRANCE	780	78	0
	<b>Totals</b>		<b>6,230</b>	<b>5,600</b>


Printed on 08-07-25

## Town of Bennington

[Print Now](#)

Parcel ID: 000013 000014 000000 (CARD 2 of 3)  
 Owner: BRIDGE STREET BENNINGTON, LLC  
 Location: 608 FRANCESTOWN RD  
 Acres:

## General

Valuation	
Building Value:	\$191,600
Features:	\$1,800
Taxable Land:	\$0
<hr/>	
Card Value:	\$193,400 
Parcel Value:	\$667,800
<a href="#">Review and Pay Property Taxes Online</a>	

Listing History	
<u>List Date</u>	<u>Lister</u>
05/18/2022	KCPE
04/20/2021	AFPU

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## Sales

There Are No Sales For This Card

## Land

Size: Ac. Site:  
 Zone: Driveway:  
 Neighborhood: Road:  
 Land Use: COM/IND  
 Taxable Value: \$0

## Building

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<b>Exterior:</b>	VINYL SIDING	<b>Bathrooms:</b>	16.0	<b>Size Adj.</b>	0.8731
<b>Interior:</b>	DRYWALL	<b>Extra Kitchens:</b>	0	<b>Base Rate:</b>	88.00
<b>Flooring:</b>	LINOLEUM OR SIM	<b>Fireplaces:</b>	0	<b>Building Rate:</b>	0.7963
<b>Heat:</b>	ELECTRIC	<b>Generators:</b>	0	<b>Sq. Foot Cost:</b>	63.06
	FA NO DUCTS	<b>AC:</b>	NO	<b>Effective Area:</b>	6,200
		<b>Comm. Wall Factor:</b>	90	<b>Gross Living Area:</b>	5,600
		<b>Comm Wall:</b>	WOOD	<b>Cost New:</b>	\$390,972

Depreciation						
Normal VERY GOOD 10%	Physical 0%	Functional NO OFFICE 16%	Economic RESALE 25%	Temporary 0%	Total Dpr. 51%	Assessment \$191,600

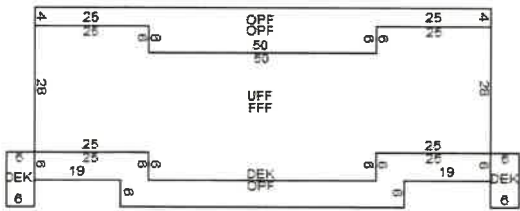
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Photo



Sketch



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<b>Taxable Land:</b>	\$63,400	04/20/2021	AFPU
<hr/>		07/08/2019	KCRE
<b>Card Value:</b>	\$284,100 	05/29/2019	KCRE
<b>Parcel Value:</b>	\$667,800	05/20/2014	RERM
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## History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable 
2022	\$576,100	\$28,300	\$63,400	Cost Valuation	\$667,800
2021	\$371,100	\$11,600	\$63,400	Cost Valuation	\$446,100
2020	\$359,500	\$11,600	\$63,400	Cost Valuation	\$434,500
2019	\$114,700	\$10,700	\$0	Cost Valuation	\$125,400
2018	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2017	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2016	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2015	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2014	\$123,600	\$4,900	\$0	Cost Valuation	\$128,500
2013	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200
2009	\$216,800	\$13,400	\$0	Cost Valuation	\$230,200

## Sales

Sale Date	Sale Type	Qualified	Sale Price	Grantor	Book	Page
08/13/2020	IMPROVED	NO - BUSIN AFFIL GRNTR/E	\$1	BRIDGE STREET RECOVERY, LLC	9333	2084
12/30/2019	IMPROVED	YES	\$740,000	JOSHI HOSPITALITY GROUP LLC	9248	1487

## Land

**Size:** 3.720 Ac.  
**Zone:** 03 - CR COMM/RECREATION  
**Neighborhood:** AVERAGE  
**Land Use:** COM/IND

**Site:**  
**Driveway:**  
**Road:**

**Taxable Value:** \$63,400

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	2.000 AC	60,000	E	100	100	100	100	100	100	60,000	0	N	60,000	
COM/IND	1.720 AC	2,000	X	100	0	0	0	100	100	3,400	0	N	3,400	

Building

2.00 STORY OFFICE Built In 1987							
Roof:	GABLE OR HIP	Bedrooms:	0	Quality:	AVG		
	PREFAB METALS	Bathrooms:	3.0	Size Adj.	0.8380		
Exterior:	CLAP BOARD			Base Rate:	88.00		
		Extra Kitchens:	0	Building Rate:	0.7881		
Interior:	DRYWALL	Fireplaces:	0				
		Generators:	0	Sq. Foot Cost:	62.42		
Flooring:	HARDWOOD	AC:	YES	Effective Area:	7,778		
	CARPET		100%	Gross Living Area:	6,416		
Heat:	GAS	Comm. Wall Factor:	90				
	FA NO DUCTS	Comm Wall:	WOOD	Cost New:	\$485,503		
Depreciation							
	Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
	VERY GOOD			RESALE			
	10%	0%	0%	50%	0%	60%	\$194,200

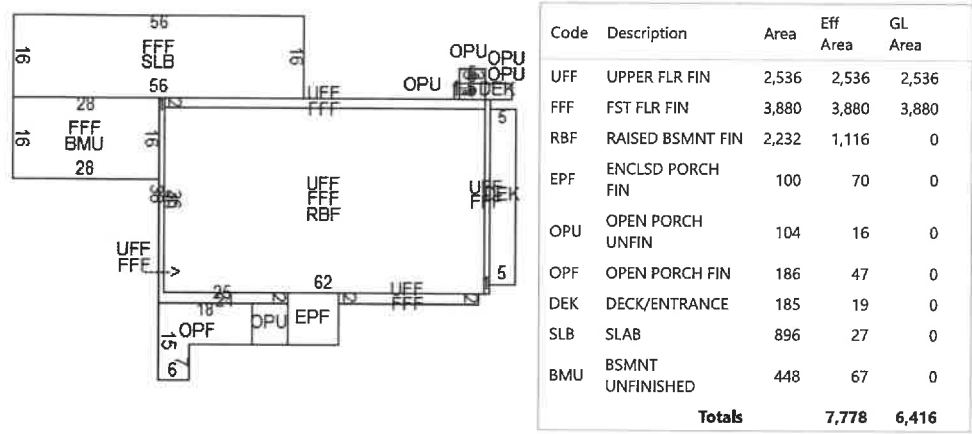
Features

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
TENNIS COURT(S)	1		100	14000.00	10	\$1,400	
KITCHEN	1		100	5000.00	100	\$5,000	2019
WALK IN COOLERS	135	1 x 135	179	50.00	100	\$12,083	
PAVING	1		100	5000.00	100	\$5,000	
FIREPLACE 2-1	1		100	3000.00	100	\$3,000	
Total:						\$26,500	

Photo



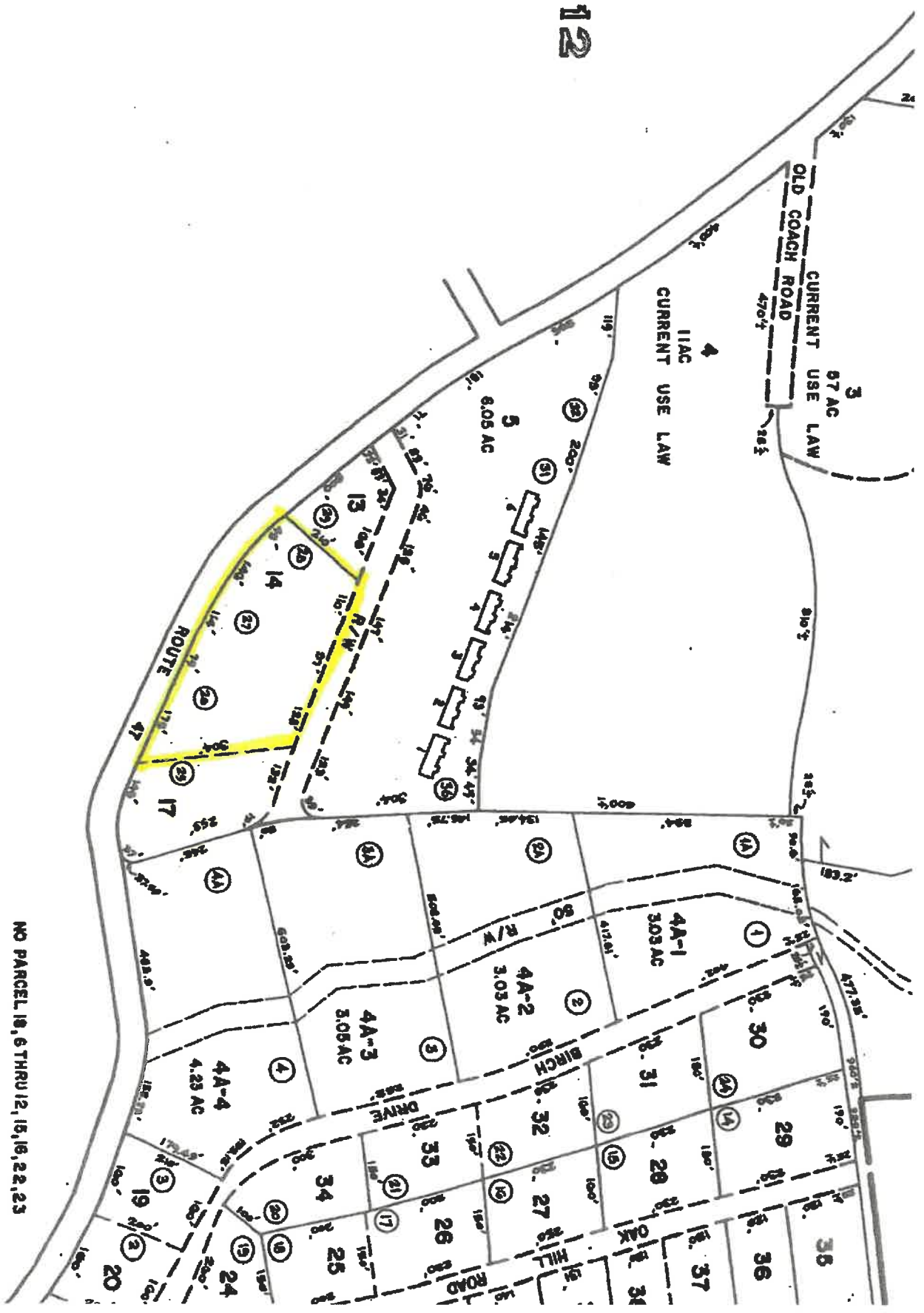
Sketch



Printed on 08-07-25

PROPERTY MAP  
JENNINGTON  
NEW HAMPSHIRE

12



NO PARCELS 18, 16 THRU 12, 15, 16, 22, 23

ZONING AS SHOWN

SCALE IN FEET  
0 200 400