

Key: 2029

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.741

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COFFEY JAMES M COFFEY PAULA E 10 HIDDEN ACRES E BRIDGEWATER, MA 02333				52-1-0				104 SPRING ST			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				COFFEY JAMES M COFFEY JAMES M & PAULA E				11/03/2000 03/17/1969	A QS	10	19037-226 3506-764

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		61	SITE VISIT		12/14/2017	RJM	100	100

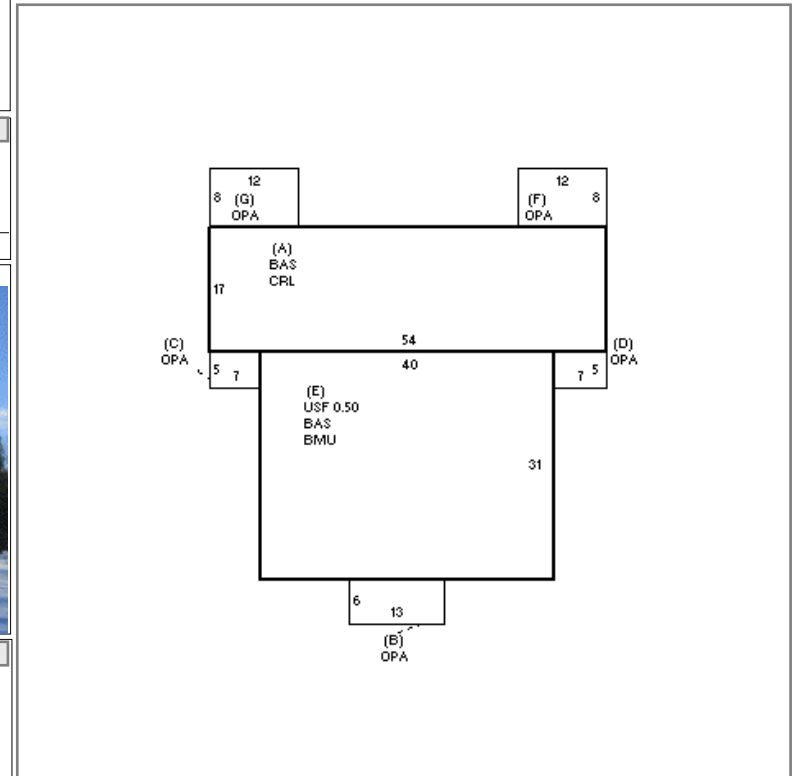
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,594	7	1.00	100	178,600	1.10	100	1.00	7	0.95	174,520

TOTAL	38,594 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	N ALSO 106 SPRING ST. JAMES M COFFEY O REVOCABLE TRUST-2000. PAULA E COFFEY T REVOCABLE TRUST-2000. . E	LAND	174,500	158,700	
Infl1	FACTOR 100		BUILDING	268,300	255,600	
Infl2	PHY 100		DETACHED	1,000	1,000	
			OTHER	0	0	
TOTAL				443,800	415,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	30 0.70 9X12		108	13.44	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2017	RJM
MODEL	5		CIM-5	LIST	12/14/2017	EST
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	12/28/2017	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
4 APTS

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	2,778	DETAIL ADJ	0.781
\$NLA(RCN)	\$138	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	5	ASBESTOS	0.95
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	CRAWL	918		6.20	5,692
+	BAS	L	BASE AREA	2,158	1890	122.32	263,969
+	OPA	N	OPEN PORCH	340		23.90	8,126
E	BMU	N	BSMT UNF	1,240		23.90	29,636
E	USF	L	UP-STRY FIN	620	1890	122.32	75,839

TOTAL RCN	383,262
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1982 / 39
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$268,300