**Key: 2225**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,922

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| COULSON MICHAEL J & PATRICIA J<br>911 CRESCENT ST<br>E. BRIDGEWATER, MA 02333 | 56-58-0 | 911 CRESCENT ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| COULSON MICHAEL J & PATRI | 12/16/2002 | N | 75,000 | 23692-341 |
| SOLARI EDMUND H & CLAIRE | 12/04/1973 | QS | | 3951-479 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

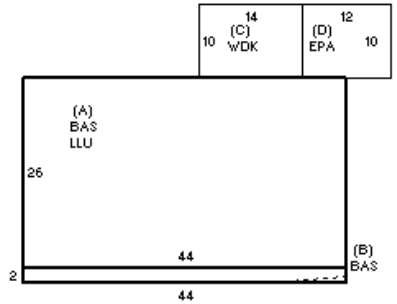
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 08/07/2020 | SD | 0 | 0 |
| BP-19-122 | 04/08/2019 | 2 | ADDITIONS | 25,898 | 05/01/2020 | SLB | 100 | 100 |
| 53 | 07/14/2016 | 3 | ALTERATIONS | 21,026 | 08/29/2017 | SLB | 100 | 100 |
| | 08/06/2013 | 6 | CYCL GROWTH | | 07/02/2013 | SLB | 0 | 0 |
| | | 6 | CYCL GROWTH | | 06/03/2009 | | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 28,000 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 1.44 | 100 1.00 | 3 1.00 | | | 174,570 |

| TOTAL | 28,000 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | LOT 3/ T 10897 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

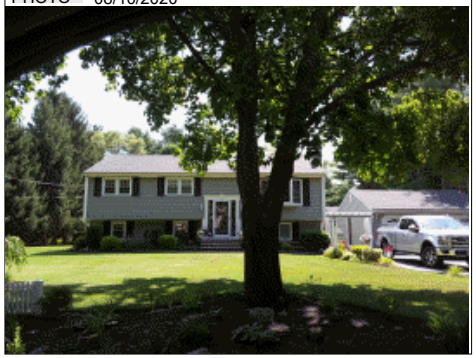
| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 174,600 | 158,800 |
| BUILDING | 223,400 | 191,100 |
| DETACHED | 26,300 | 25,000 |
| OTHER | 0 | 0 |
| TOTAL | **424,300** | **374,900** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 20 0.80 | | | 576 | 51.74 | 23,800 |
| SHF | A 1.00 | 40 0.60 | | | 200 | 20.44 | 2,500 |

PHOTO 08/10/2020



BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 8/7/2020 | SD |
| LIST | 8/7/2020 | SD |
| REVIEW | 4/1/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1973 | SIZE ADJ | 1.000 |
| NET AREA | 1,232 | DETAIL ADJ | 1.081 |
| $NLA(RCN) | $248 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $4,410 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | LLU | N | LOWER LEVEL UNF | 1,144 | | 62.86 | 71,916 |
| + | BAS | L | BASE AREA | 1,232 | 1973 | 170.04 | 209,494 |
| C | WDK | N | WOOD DECK | 140 | | 31.60 | 4,424 |
| D | EPA | N | ENCLOSED PORCH | 120 | | 74.40 | 8,928 |
| | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 |

TOTAL RCN 305,991

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

EFF.YR/AGE 1980 / 41

| | | | |
|---|---|---|---|
| COND | 27 | 27 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 27 | % GD | 73 |

RCNLD $223,400