

Key: 2578

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.202

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COFFEY JAMES M COFFEY PAULA E 10 HIDDEN ACRES E BRIDGEWATER, MA 02333				61-91-0				28 W UNION ST			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				COFFEY JAMES M				11/03/2000	A	10	19037-218
COFFEY JAMES M TRUSTEE				11/02/2000	A	10	19037-218				
COFFEY JAMES M & PAULA E				02/14/1974	QS		3966-085				

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		12/13/2017	RJM	100	100
		6	CYCL GROWTH		07/23/2013	DF	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,091	3	1.00	100	1.00	100	1.00	3	1.00		172,060

TOTAL	25,091 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E JAMES M COFFEY REVOCABLE TRUST-2000. PAULA E COFFEY REVOCABLE TRUST-2000.	LAND	172,100	156,500		
Infl1	FACTOR 100		BUILDING	210,100	200,100		
Infl2	PHY 100		DETACHED	8,200	7,800		
			OTHER	0	0		
			TOTAL	390,400	364,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 14X18		252	64.84	8,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	RJM
MODEL	5		CIM-5	LIST	12/13/2017	RJM
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	1/2/2018	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,982	DETAIL ADJ	0.823	FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	991		23.90	23,685
\$NLA(RCN)	\$166	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	991	1900	145.74	144,426
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UP-STRY FIN	991	1900	145.74	144,426
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	OPA	N	OPEN PORCH	261		23.90	6,238
				FLOOR COVER	3	W/W CARPET	1.00	C	ENT	N	ENCL ENTRY	16		27.69	443
				INT. FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	360		25.10	9,036
				HEATING/COOL	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	328,254
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1976 / 45
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$210,100

