

Key: 2579

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.203

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--|---------------|--|--|--|
| COFFEY JAMES M & PAULA E 55 SPRING ST E BRIDGEWATER, MA 02333 | | | | 61-92-0 | | | | 36 W UNION ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| COFFEY JAMES M & PAULA E | | | | 12/11/1986 | QS | | | 0372-014 | | | |
| ORTENZI ARMAND & SYLVIA M | | | | 12/30/1976 | QS | | | 0287-167 | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|-------------|-------------|--------|------------|-----|--------|-----|
| 3160 | 100 | WAREHOUSE | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | 6 | CYCL GROWTH | | 09/19/2022 | SD | 0 | 0 |
| | | 61 | SITE VISIT | | 12/20/2017 | RJM | 100 | 100 |
| | | 6 | CYCL GROWTH | | 07/23/2013 | DF | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|-----|-------|-------|----------|-----|-------|---------|------|------------|-----------|----|------|--|--|---------|
| 103 | S | 14,815 | C4 | 1.00 | 100 | 1.00 | 100 | 1.00 | 211,470 | 2.34 | 100 | 1.00 | C4 | 1.05 | | | 168,310 |

| | | | | | | | |
|-------|------------|------------------|------------|---------|----------|---------|----------|
| TOTAL | 14,810 SF | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | C4 | N O T E | T 14708... | | LAND | 168,300 | 162,600 |
| Infl1 | FACTOR 100 | | BUILDING | 27,600 | 22,100 | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 195,900 | 184,700 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



PHOTO 09/20/2022

BLDG COMMENTS
VACANT 12-17

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 12/20/2017 | RJM |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 5 | | CIM-5 | LIST | 12/20/2017 | EST |
| STYLE | 56 | 0.60 | WAREHOUSE [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 |
|-------------|-------|------------|-------|--------------|----|---------------|------|
| NET AREA | 1,872 | DETAIL ADJ | 0.507 | FOUNDATION | 2 | SLAB | 1.00 |
| \$NLA(RCN) | \$98 | OVERALL | 1.000 | EXT. COVER | 2 | CLAPBOARD | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 |
| STORIES | 2 | ADJ | 1.00 | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 |
| % HEATED | 0 | | .95 | FLOOR COVER | 2 | SOFTWOOD | 0.95 |
| % AIR COND | 0 | | 1.00 | INT. FINISH | 1 | PLASTER | 1.04 |
| % SPRINKLER | 0 | | 1.00 | HEATING/COOL | 13 | NONE | 0.95 |
| | | | | FUEL SOURCE | 8 | NONE | 1.00 |
| | | | | ARPUD | 0 | | 1.00 |
| | | | | AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|-------|------|-----------|--------|
| A | BAS | L | BASE AREA | 936 | 1900 | 91.85 | 85,976 |
| A | USF | L | UP-STRY FIN | 936 | 1900 | 91.85 | 85,976 |
| A | ATU | N | ATTIC UNF | 468 | | 25.10 | 11,747 |

| | |
|----------------|--------------|
| TOTAL RCN | 183,699 |
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| CDN/APP | |
| EFF.YR/AGE | 1938 / 83 |
| COND | 65 65 % |
| FUNC | 20 DISREPAIR |
| ECON | 0 |
| DEPR | 85 % GD 15 |
| RCNLD | \$27,600 |

