

Key: 2638

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.249

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COOTS BROS INC 652 HARVARD ST E BRIDGEWATER, MA 02333				62-3-0				244-8246 W UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COOTS BROS INC				06/02/2000	QS	130,000	18578-131				
COOTS BROS. INC.				06/01/2000	QS	130,000	18578-131				
SANTILLI FRANKLIN J				07/24/1996	QS	120,000	14531-195				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1120	100	> 8 UNITS				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		61	SITE VISIT		12/13/2017	RJM	100	100
		51	FIELD REVIEW		07/23/2013	DF	100	100

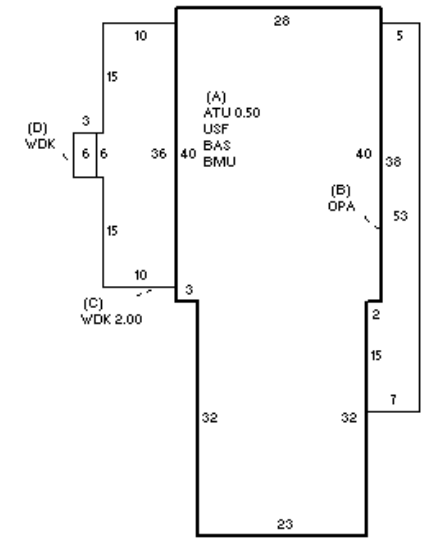
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U		9 APT	1.00	100	1.00	100	1.00	AG	1.10		297,000

TOTAL	2.820 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	APARTMENTS	N [GIVE TO ACONE WITH COMMERCIAL PERT. O EASEMENT BOOK 19154 PAGE 55. . . ZBA SPECIAL T PERMIT 2X 4 UNIT STRUCT 6/3/98 E	LAND	297,000	270,300		
Infl1	FACTOR 100		BUILDING	447,400	436,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	310,200	295,500		
			TOTAL	1,054,600	1,002,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/13/2017
									



BUILDING

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	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	559,252
NET AREA	3,712	DETAIL ADJ	0.831	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,856		25.09	46,576	CONDITION ELEM	CD
\$NLA(RCN)	\$151	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,856	1890	125.52	232,966	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,856	1890	125.52	232,966	INTERIOR	
				ROOF COVER	1	ASPH/CMP SHIN	1.00	A	ATU	N	ATTIC UNF	928		26.35	24,457	CDN/APP	
				FLOOR COVER	3	W/W CARPET	1.00	B	OPA	N	OPEN PORCH	295		25.09	7,403		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	750		19.85	14,884		
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF. YR/AGE	2002 / 19	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD	\$447,400	

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12/6/2022 6:38 pm SEQ #: 2.250

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
COOTS BROS INC 652 HARVARD ST E BRIDGEWATER, MA 02333		62-3-0		244-8246 W UNION ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1120	100	> 8 UNITS				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	310,200	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2017	RJM
MODEL	5		CIM-5	LIST	12/13/2017	EST
STYLE	13	0.85	APARTMENTS [100%]	REVIEW	1/2/2018	RJM
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2000	SIZE ADJ	1.000
NET AREA	2,240	DETAIL ADJ	0.831
\$NLA(RCN)	\$175	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,120		25.09	28,106
A	BAS	L	BASE AREA	1,120	2000	147.32	165,002
A	USF	L	UP-STRY FIN	1,120	2000	147.32	165,002
A	ATU	N	ATTIC UNF	560		26.36	14,759
B	OPA	N	OPEN PORCH	200		25.10	5,019
+	WDK	N	WOOD DECK	744		19.85	14,765

TOTAL RCN	392,653
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	2000 / 21
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$310,200

