Key: **264**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 232

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| COQ NELS<br>46 BIXBY DR<br>E. BRIDGEWATER, MA 02333 | 4-537-0 | 46 BIXBY DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| COQ NELS | 06/03/2005 | QS | 300,000 | 30657-248 |
| HAYDEN DEBORAH L & ARTHUR | 06/29/1994 | A | 1 | 12985-054 |
| HAYDEN DEBORAH L | 06/07/1993 | A | 1 | 11923-090 |

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

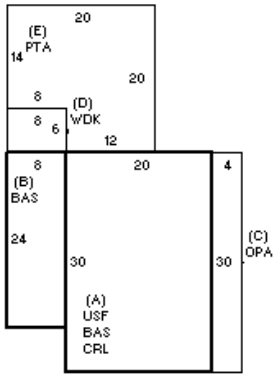
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 6 | CYCL GROWTH | | 09/25/2015 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 05/14/2013 | LF | 0 | 0 |
| | | 6 | CYCL GROWTH | | 10/25/2007 | | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 6,098 | 2 1.00 | 100 1.00 | 100 1.00 | 205,390 | 5.91 | PF 1.15 | 2 0.95 | | | 170,060 |

| TOTAL | 6,098 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 2 | NOTE | C/W 538 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 170,100 | 154,700 |
| BUILDING | 189,700 | 166,000 |
| DETACHED | 2,500 | 2,300 |
| OTHER | 0 | 0 |
| TOTAL | **362,300** | **323,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 40 0.60 | | | 200 | 20.44 | 2,500 |

PHOTO 09/28/2015

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 0.95 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 9/25/2015 | SD |
|---|---|---|
| LIST | | |
| REVIEW | 3/14/2013 | ER |

| YEAR BLT | 1925 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,392 | DETAIL ADJ | 0.950 |
| $NLA(RCN) | $187 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $1,938 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | CONT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | CRL | N | BSMT CRAWL | 600 | | 10.26 | 6,158 |
| A | USF | L | UPPER STORY FIN | 600 | 1925 | 163.62 | 98,171 |
| + | BAS | L | BASE AREA | 792 | 1925 | 180.05 | 142,602 |
| C | OPA | N | OPEN PORCH | 120 | | 42.70 | 5,124 |
| D | WDK | N | WOOD DECK | 48 | | 31.60 | 1,517 |
| E | PTA | N | PATIO | 352 | | 12.50 | 4,400 |

| TOTAL RCN | 259,910 |
|---|---|
| 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 | | $189,700 |