

Key: 3026

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.593

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CURRENT OWNER				PARCEL ID				LOCATION			
COFFIN MICHAEL D & ROBERTSON KATHARINE D 1278 CENTRAL ST E BRIDGEWATER, MA 02333				67-51-0				1278 CENTRAL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COFFIN MICHAEL D & ROBERTSON				03/05/2021	QS	500,000		54523-140			
THE BELCHER FAMILY REVOC				09/29/2017	A	100 48988-169					
BELCHER DAVID & LINDA J				11/12/1987	QS	168,000		8123-011			

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	%
549	06/05/2006	6	CYCL GROWTH		06/03/2021	SD	0	0
		6	CYCL GROWTH		12/01/2020	SD	0	0
		6	CYCL GROWTH		07/15/2013	LF	0	0
		2	ADDITIONS				100	100

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,049	3	1.00	100	188,000	1.17	100	1.00	3	1.00	181,520

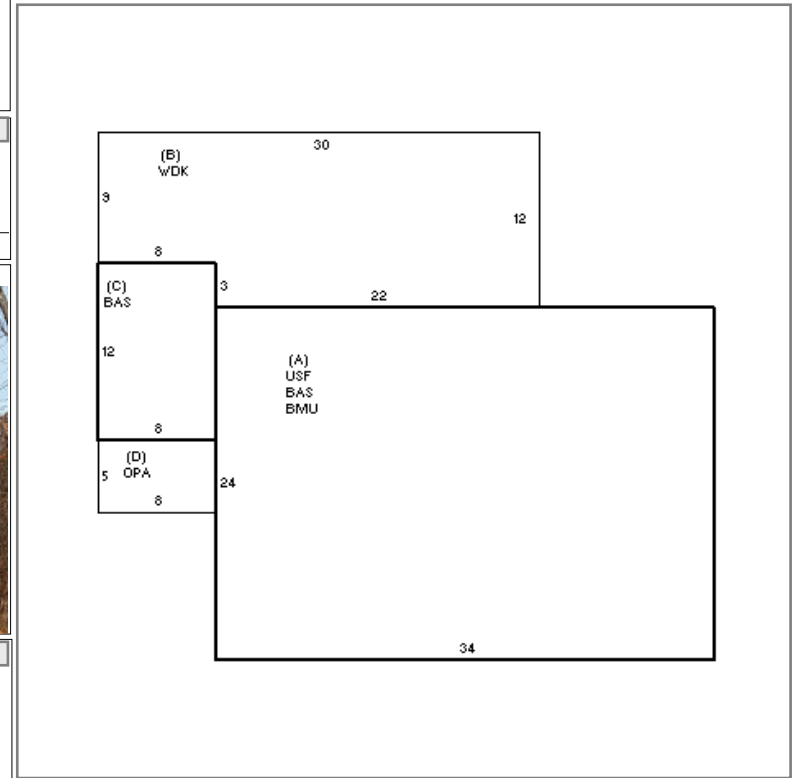
TOTAL	36,049 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 7		LAND	181,500	165,100
Inf1	FACTOR 100		BUILDING	258,400	230,200		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	442,400	397,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	1996	200	20.44	2,500

BUILDING	CD	ADJ	DESC	MEASURE	12/1/2020	SD
MODEL	1		RESIDENTIAL	LIST	12/1/2020	SD
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/5/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	335,585
NET AREA	1,728	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		41.36	33,752		
\$NLA(RCN)	\$194	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1985	168.97	137,878		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	816	1985	153.55	125,294		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	336		31.60	10,618		
				FLOOR COVER	99	N/A	1.00	C	BAS	L	BASE AREA	96	2006	168.97	16,221		
				INT FINISH	99	N/A	1.00	D	OPA	N	OPEN PORCH	40		42.70	1,708		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY			UNITS	ADJ
STORIES	2		1.00	
ROOMS	6		1.00	
BEDROOMS	3		1.00	
BATHROOMS	1		1.00	
# 1/2 BATHS	1		1.00	
TOT FIXTURES	5	\$3,295		
# UNITS	1		1.00	



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CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$258,400