Key: 3221

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,755

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COFFEY JAMES M COFFEY PAULA E 10 HIDDEN ACRES E BRIDGEWATER, MA 02333	71-89-0	53 OLD BEDFORD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COFFEY JAMES M	11/03/2000	A	10	19037-230
COFFEY JAMES M & PAULA E	09/10/1971	QS	13,000	3706-679

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

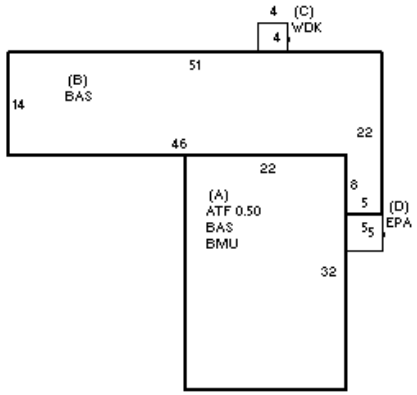
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		07/09/2014	LF	0	0
		6	CYCL GROWTH		06/15/2009		0	0
233	03/08/2008	3	ALTERATIONS	49,500			0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,125	3 1.00	100 1.00	100 1.00	188,000	2.12	100 1.00	3 1.00			166,040

TOTAL	18,121 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	166,000	151,000
BUILDING	171,300	168,800
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	339,800	322,100



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60		1994	200	20.44	2,500

PHOTO 03/11/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2014	LF
LIST		
REVIEW	4/8/2013	ER

YEAR BLT	1890	SIZE ADJ	1.000
NET AREA	1,810	DETAIL ADJ	1.009
$NLA(RCN)	$189	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,117
# UNITS	2	1.10

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	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	2	HOT WATER	1.02
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 UNFINISHED	704		43.55	30,658
A	ATF	L	ATTIC FINISH	352	1890	112.01	39,427
+	BAS	L	BASE AREA	1,458	1890	173.13	252,425
C	WDK	N	WOOD DECK	16		31.63	506
D	EPA	N	ENCLOSED PORCH	25		74.40	1,860
	F21	O	FPL 2S 1OP	2		6,819.50	13,639

TOTAL RCN	342,632
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63		
COND	50	50 %	
FUNC	0		
ECON	0		
DEPR	50	% GD	50
RCNLD	$171,300		