**Key: 3247**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2,780

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| COUGHLAN BRYAN P & GALIANO<br>SHAWNA<br>34 ELM ST<br>E BRIDGEWATER, MA 02333 | 72-22-0 | 34 ELM ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| COUGHLAN BRYAN P & GALIAN | 11/22/2019 | N | 331,000 | 51995-263 |
| STONE FINANCING LLC | 05/14/2019 | B | 363,500 | 51103-203 |
| BROOKFIELD RELOCATION IN | 05/13/2019 | N | 363,500 | 51102-172 |

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

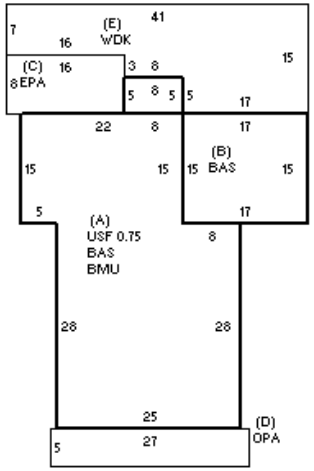
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 62 | REVISIT | | 02/25/2020 | SDP | 0 | 0 |
| | | 6 | CYCL GROWTH | | 03/19/2018 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 05/07/2014 | LF | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 32,400 | 3 1.00 | 100 1.00 | 100 1.00 | 188,000 | 1.28 | 100 1.00 | 3 1.00 | | | 178,370 |

| TOTAL | 32,400 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 178,400 | 162,200 |
| BUILDING | 301,800 | 285,200 |
| DETACHED | 14,500 | 13,800 |
| OTHER | 0 | 0 |
| TOTAL | **494,700** | **461,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| DGF | A 1.00 | 40 0.60 | | | 440 | 54.91 | 14,500 |

PHOTO 06/03/2020

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 | 3/19/2018 | SD |
|---|---|---|
| LIST | 2/25/2020 | SD |
| REVIEW | 4/9/2013 | ER |

| YEAR BLT | 1840 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,098 | DETAIL ADJ | 0.918 |
| $NLA(RCN) | $180 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 10 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 7 | $4,370 |
| # UNITS | 1 | 1.00 |

| 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 | 99 | N/A | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,030 | | 38.55 | 39,708 |
| A | USF | L | UPPER STORY FIN | 773 | 1840 | 136.16 | 105,255 |
| + | BAS | L | BASE AREA | 1,325 | 1840 | 149.84 | 198,539 |
| C | EPA | N | ENCLOSED PORCH | 128 | | 74.40 | 9,523 |
| D | OPA | N | OPEN PORCH | 135 | | 42.70 | 5,765 |
| E | WDK | N | WOOD DECK | 447 | | 31.60 | 14,125 |

TOTAL RCN 377,285

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |

EFF.YR/AGE 2001 / 20

| COND | 20 | 20 % | |
|---|---|---|---|
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 20 | % GD | 80 |

RCNLD $301,800