

Key: 3357

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.883

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COYMAN CHRISTOPHER J & BOYD NATALIE J 24 SHAWNEE AVE E BRIDGEWATER, MA 02333				74-34-0				24 SHAWNEE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COYMAN CHRISTOPHER J & BO				12/14/2021	A	1	56168-249				
COYMAN CHRISTOPHER C & BO				04/26/2019	QS	352,500	51036-185				
FORREST MARIE C				10/27/2006	QS	328,000	33581-262				

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	%
1933	04/14/2014	51	FIELD REVIEW		03/10/2020	PW	0	0
		51	FIELD REVIEW		10/15/2019	SD	0	0
		3	ALTERATIONS	3,453			0	0
		6	CYCL GROWTH		07/01/2013	LF	0	0
855	03/01/2007	8	POOL	14,269			0	0

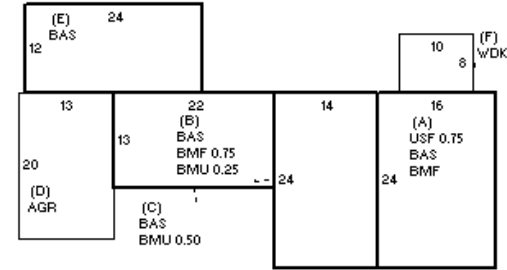
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,988	3	1.00	100	1.00	100	1.00	3	1.00		165,060

TOTAL	16,988 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 14		LAND	165,100	150,100
Infl1	FACTOR 100		BUILDING	267,700	230,700		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	435,300	383,100		

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



BUILDING	CD	ADJ	DESC	MEASURE	10/15/2019	SD
MODEL	1		RESIDENTIAL	LIST	6/30/2005	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	4/9/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	1,582	DETAIL ADJ	1.020
\$NLA(RCN)	\$232	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,468
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	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
+	BMF	N	BSMT FINISH-SEP	636		57.14	36,344
A	USF	L	UPPER STORY FIN	288	1945	166.95	48,083
+	BMU	N	BSMT UNFINISHED	227		40.63	9,224
D	AGR	N	ATT GARAGE	260		86.42	22,468
+	BAS	L	BASE AREA	1,294	1945	183.72	237,740
F	WDK	N	WOOD DECK	80		31.60	2,528
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	366,674
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	\$267,700