

Key: 4721

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.035

LEG
A
L

L
A
N
D

D
E
T
A
C
H
E
D

B
U
I
L
D
I
N
G

CURRENT OWNER				PARCEL ID				LOCATION			
NYE STEVEN D & MAUREEN J S/O COUTARD GIANNAH 692 WINTER ST E BRIDGEWATER, MA 02333				120-10-0				692 WINTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COUTARD GIANNAH				03/03/2022	QS	510,000	56514-198				
NYE STEVEN D & MAUREEN J				04/12/1984	QS		5613-444				
WILBUR ALFRED H JR & JO-A				10/28/1976	QS		4211-580				

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		05/05/2022	SD	0	0
		6	CYCL GROWTH		04/12/2021	SD	0	0
		6	CYCL GROWTH		08/26/2013		0	0

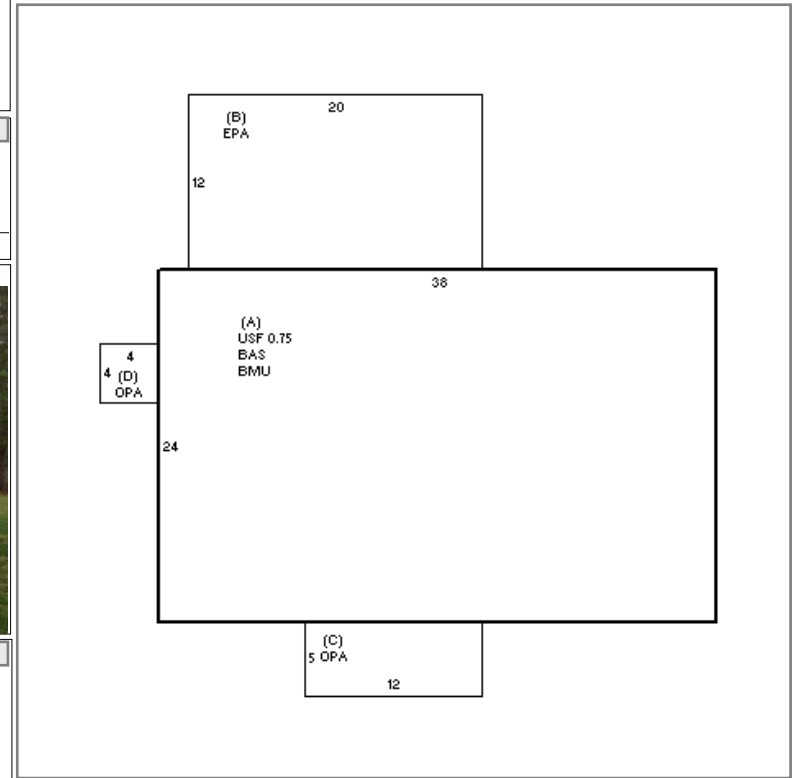
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,722 3	1.00	100	1.00	188,000	1.30	100	1.00	3	1.00	177,780

TOTAL	31,722 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 4/ T 13661	LAND	177,800	161,700
Infl1	FACTOR 100			BUILDING	264,200	230,200
Infl2	PHY 100			DETACHED	27,600	26,300
				OTHER	0	0
				TOTAL	469,600	418,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 30 0.70		1964	504	53.20	18,800
IPV	A	1.00 30 0.70		1990	648	19.48	8,800



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2021	SD
MODEL	1		RESIDENTIAL	LIST	4/12/2021	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,596	DETAIL ADJ	1.030
\$NLA(RCN)	\$221	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		6	\$4,202
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT 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	9	WARM/COOL AIR	1.03
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	912		39.94	36,425
A	BAS	L	BASE AREA	912	1964	184.99	168,709
A	USF	L	UPPER STORY FIN	684	1964	168.10	114,983
B	EPA	N	ENCLOSED PORCH	240		74.40	17,856
+	OPA	N	OPEN PORCH	76		42.70	3,245
F21	O		FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	352,239
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$264,200