Key: 4972

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,246

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COOTS JAMES M & SUSAN J 652 HARVARD ST E BRIDGEWATER, MA 02333	107-8-03-0	652 HARVARD ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COOTS JAMES M & SUSAN J	10/14/1987	QS		8065-282
COOTS FREDERICK J & NELLI	11/29/1955	QS		2465-163

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

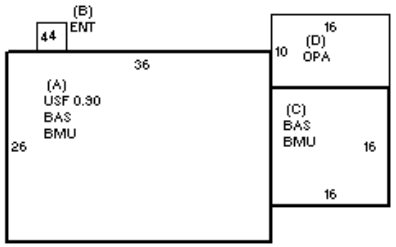
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		07/20/2021	SD	0	0
		6	CYCL GROWTH		08/28/2013	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	1.00			188,000
300	A	1.230	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			7,010

TOTAL	2.230 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 3		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	195,000	177,400
BUILDING	289,000	257,400
DETACHED	0	0
OTHER	0	0
TOTAL	**484,000**	**434,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/20/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	SD
LIST	7/20/2021	SD
REVIEW	4/22/2013	ER

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,034	DETAIL ADJ	0.969
$NLA(RCN)	$185	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	7	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

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	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
+	BMU	N	BSMT UNFINISHED	1,192		37.06	44,175
+	BAS	L	BASE AREA	1,192	1988	159.85	190,545
A	USF	L	UPPER STORY FIN	842	1988	145.26	122,311
B	ENT	N	ENCLOSED ENTRY	16		81.13	1,298
D	OPA	N	OPEN PORCH	160		42.70	6,832
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	375,275
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	$289,000		