

Key: 5011

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.282

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--------------|----|------------|--------------|---------------|--|--|--|
| COBURN JOHN P & NANCY J 12 NATALIE DR E BRIDGEWATER, MA 02333 | | | | 120-433-05-0 | | | | 12 NATALIE DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| COBURN JOHN P & NANCY J | | | | 09/29/2000 | QS | 223,000 | 18929-266 | | | | |
| DELLAMANO JOSEPH M & | | | | 12/06/1993 | QS | 127,685 | 12461-130 | | | | |
| COLBY DANA H & REDDER JOH | | | | 04/29/1988 | QS | 430,000 | 8422-101 | | | | |

| 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 | | 10/09/2013 | | 0 0 |
| | | 51 | FIELD REVIEW | | 09/11/2013 | | 0 0 |

LAND

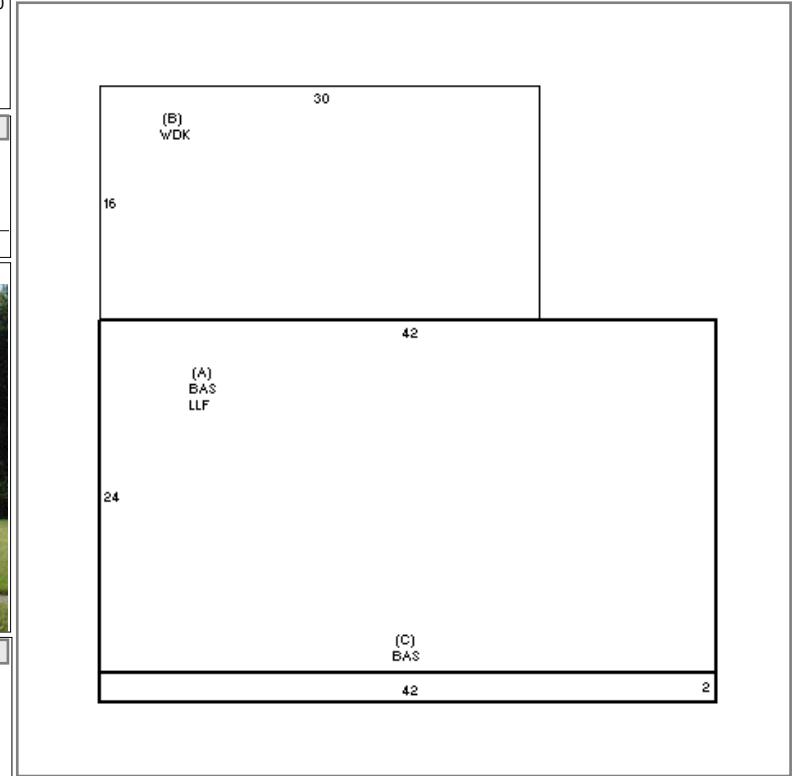
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 43,560 | 3 | 1.00 | 100 | 188,000 | 1.00 | 100 | 3 | 1.00 | | 188,000 |
| 300 | A | 2,770 | 3 | 1.00 | 100 | 5,700 | 1.00 | 100 | ELP | 1.00 | | 15,790 |

| TOTAL | 3.770 Acres | ZONING | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh | RES 3 | NOTE | | | LAND | 203,800 | 185,400 |
| Inf1 | FACTOR 100 | | BUILDING | 263,900 | 225,400 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 467,700 | 410,800 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |



DETACHED

| BUILDING | CD | ADJ | DESC | MEASURE | 10/9/2013 | LF |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | | | |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] | LIST | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | REVIEW | 4/23/2013 | ER |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1993 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 342,666 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,092 | DETAIL ADJ | 1.071 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLF | N | LOWER LEVEL FIN | 1,008 | | 125.14 | 126,141 | | |
| \$NLA(RCN) | \$314 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | B | WDK | N | WOOD DECK | 480 | | 31.60 | 15,168 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,092 | 1993 | 174.81 | 190,897 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 6,819.00 | 6,819 | | |
| | | | | 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 | | | | | | | | | | |

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

| EFF.YR/AGE | 1993 / 28 |
|------------|------------|
| COND | 23 23 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 23 % GD 77 |

| RCNLD | \$263,900 |
|-------|-----------|
|-------|-----------|