Key: 6249

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,722

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COYNE MICHAEL J & JACQUELINE A 18 RODRICKS TER E BRIDGEWATER, MA 02333	23-24-0	18 RODRICKS TER

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COYNE MICHAEL J & JACQUEL	08/09/1995	QS	167,500	13750-210
COYNE MICHAEL J & JACQUEL	08/08/1995	D	167,500	F13750-210
BRIARWOOD CONSTRUCTION CO	10/05/1994	QS		13187-260

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

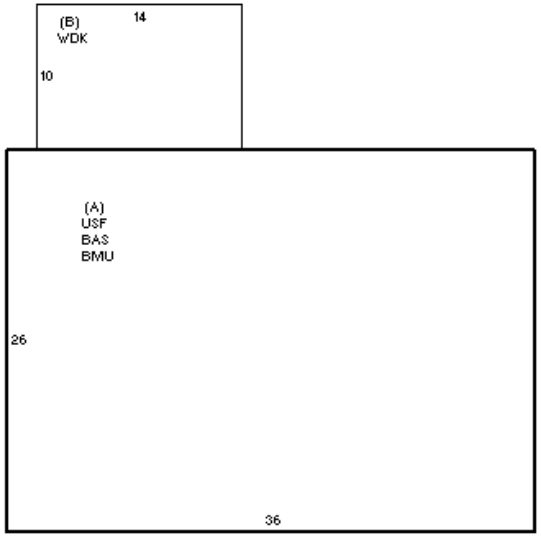
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		12/22/2014	LF	0	0
		6	CYCL GROWTH		06/07/2007	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,442	4 1.00	100 1.00	100 1.00	225,600	2.32	100 1.00	4 1.20			197,520

TOTAL	16,422 SF	ZONING		FRNT	0
Ngh	RES 4	NOTE	LOT 10/ PLAN 94-717		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	197,500	164,700
BUILDING	256,500	228,100
DETACHED	0	0
OTHER	0	0
TOTAL	**454,000**	**392,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/22/2014

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	12/22/2014	LF
LIST		
REVIEW	4/25/2013	ER

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	1,872	DETAIL ADJ	0.950
$NLA(RCN)	$178	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,876
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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	1	FORCED AIR	1.00
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	936		39.63	37,091
A	BAS	L	BASE AREA	936	1995	161.02	150,716
A	USF	L	UPPER STORY FIN	936	1995	146.32	136,960
B	WDK	N	WOOD DECK	140		31.60	4,424

TOTAL RCN 333,067

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 $256,500