

Key: 6381

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.780

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COFFMAN FAMILY REVOCABLE TRUST COFFMAN JOEL H & KAREN A 30 WILLIAM HERSEY LN E BRIDGEWATER, MA 02333				97-7-09-0				30 WILLIAM HERSEY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COFFMAN FAMILY REVOCABLE				03/29/2021	A	1 (131764)					
COFFMAN JOEL H & KAREN A				06/26/1996	P	62,000	0448-198				
COFFMAN JOEL H & KAREN A				06/25/1996	QS	62,000	0448-198				

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	%
		51	FIELD REVIEW		09/16/2013			0
		6	CYCL GROWTH		05/31/2012			0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,000	4	1.00	100	1.00	100	1.00	4	1.20		216,740

TOTAL	35,000 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	NOTE LOT 9 #397535 #89798	LAND	216,700	180,700	
Inf1	FACTOR 100		BUILDING	242,600	213,000	
Inf2	PHY 100		DETACHED	2,500	2,300	
			OTHER	0	0	
			TOTAL	461,800	396,000	

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	9/16/2013	JL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(B) 14
WDK

12

(A)
USF
BAS
BMU

24

34

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,632	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		41.36	33,752
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1996	172.51	140,771
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	816	1996	156.77	127,922
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	168		31.60	5,309
				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								

TOTAL RCN	311,049	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE 1996 / 25		
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	\$242,600	