

Key: 649

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 572

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DALY ROBERT W & JOYCE A 45 COPPERFIELD DR BRIDGEWATER, MA 02324				11-6-0				45 COPPERFIELD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DALY ROBERT W & JOYCE A				05/25/1990	QS	204,000	9767-217				
WELCH ENTERPRISES INC				03/22/1990	QS		9660-85				
ENDRIUNAS WALTER R,AL P &				07/23/1987	QS		7879-232				

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 %
394		6	CYCL GROWTH		01/13/2017	JH	0 0
150	08/04/2008	6	CYCL GROWTH		04/22/2009		0 0
99	10/11/2007	3	ALTERATIONS	15,000			0 0
	05/16/2001	2	ADDITIONS	3,200	05/27/2008		0 0
		2	ADDITIONS	14,500	05/03/2002	SLB	100 100

LAND

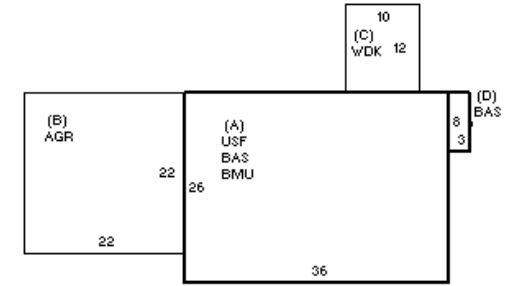
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 4	1.00	100	1.00	225,600	1.00	100	1.00	4	1.20	225,600
300	A	2,200 4	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00	12,540

DETACHED

TOTAL	3.200 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 4	ST IN BRIDGEWATER. IF THIS PARCEL SELLS- NOTIFY BRIDGEWATER DEPT. THEY SUPPLY				LAND	238,100	199,500
Infl1	FACTOR 100	E				BUILDING	320,900	286,500
Infl2	PHY 100					DETACHED	11,400	10,900
					OTHER	0	0	
					TOTAL	570,400	496,900	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	A	1.00 30 0.70		2003	648	19.48	8,800
SHF	A	1.00 20 0.80	10X16		160	20.44	2,600



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2017	JH
MODEL	1		RESIDENTIAL	LIST	5/3/2002	SLB
STYLE	5	0.95	COLONIAL [100%]	REVIEW	3/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	382,054
NET AREA	1,896	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		39.63	37,091		
\$NLA(RCN)	\$202	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	936	1990	148.64	139,125		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	484		70.76	34,249		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	120		31.60	3,792		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	960	1990	163.57	157,024		
				INT FINISH	2	DRYWALL	1.00	F21	O	O	FPL 2S 1OP	1		6,819.00	6,819		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2005 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$320,900