

Key: 697

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 596

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KATCHARIAN LEON & ROBIN M 23 COTTAGE ST E BRIDGEWATER, MA 02333				13-3-0				23 COTTAGE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KATCHARIAN LEON & ROBIN M				11/13/1989	QS	70,000	9457-043				
STINCHFIELD ALLISON T				08/18/1969	QS		3542-651				

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	%
31416	10/30/2014	6	CYCL GROWTH		11/12/2020	SD	0	0
		3	ALTERATIONS	9,860			0	0
451	04/12/2004	6	CYCL GROWTH		08/28/2013	LF	0	0
		7	DETACHED BLD	28,000			100	100

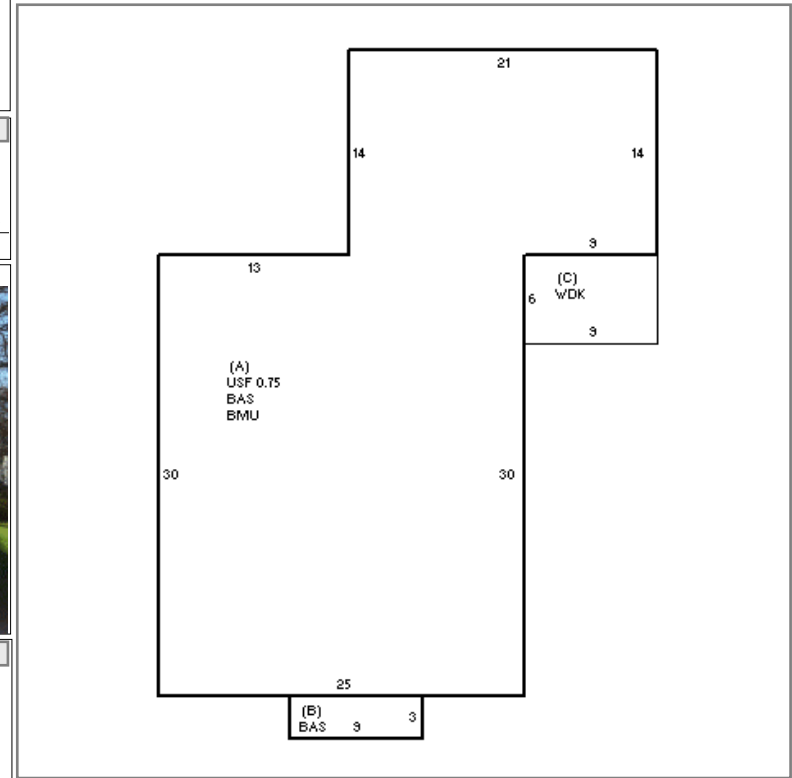
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,848 3	1.00	100	1.00	188,000	1.20	100	1.00	3	1.00	180,480

TOTAL	34,848 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	C/W 10		LAND	180,500	164,200
Inf1	FACTOR 100		LAND	139,300	137,900		
Inf2	PHY 100		DETACHED	32,100	30,600		
			OTHER	0	0		
					TOTAL	351,900	332,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90 24X24	2004	576	62.00	32,100



BUILDING	CD	ADJ	DESC	MEASURE	11/12/2020	SD
MODEL	1		RESIDENTIAL	LIST	11/12/2020	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/20/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1885	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	316,682
NET AREA	1,854	DETAIL ADJ	0.900	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,044		38.41	40,103		
\$NLA(RCN)	\$171	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	783	1885	139.19	108,988		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,071	1885	153.17	164,049		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	54		31.59	1,706		
				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										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		1955 / 66
COND	56 56 %	
FUNC	0	
ECON	0	
DEPR	56 % GD	44
RCNLD		\$139,300