Key: 1462

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,222

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONNOLLY REALTY TRUST OF 2021 CONNOLLY THOMAS J 604 CRESCENT ST E BRIDGEWATER, MA 02333	36-13-0	604 CRESCENT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONNOLLY REALTY TRUST OF	09/16/2021	A	1	55667-149
CONNOLLY THOMAS J & ROSE	06/25/1964	QS		3119-224

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	%
2776	12/08/2015	3	ALTERATIONS	3,339			0	0
1722	09/19/2013	3	ALTERATIONS	1,256			0	100
		6	CYCL GROWTH		04/25/2013	LFF	0	0

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	22,651	3	1.00	100	1.00	100	1.00	188,000	1.74	100	1.00	3	1.00			169,950

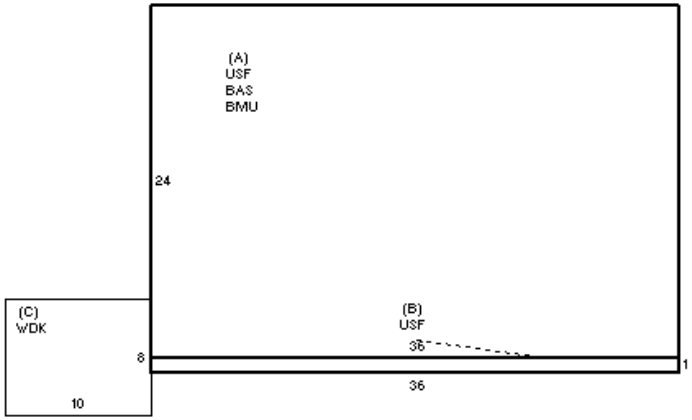
TOTAL	22,651 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 4/ T 8074		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	170,000	154,600
BUILDING	238,300	209,200
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**410,800**	**366,100**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40	0.60			200	20.44	2,500

PHOTO 05/10/2013



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	4/25/2013	LFF
LIST		
REVIEW	3/26/2013	ER

BLDG COMMENTS

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	0.978
$NLA(RCN)	$185	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	$3,990
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		40.60	35,078
A	BAS	L	BASE AREA	864	1964	169.34	146,314
+	USF	L	UPPER STORY FIN	900	1964	153.89	138,500
C	WDK	N	WOOD DECK	80		31.60	2,528

TOTAL RCN 326,410

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1980 / 41

COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73

RCNLD $238,300