**Key: 1464**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,224

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| RATTIGAN VANESSA L & SHANE T<br>599 CRESCENT ST<br>E BRIDGEWATER, MA 02333 | 36-15-0 | 599 CRESCENT ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| RATTIGAN VANESSA L & SHAN | 01/07/1998 | D | 174,900 | 15789-088 |
| REGAS JAMES H & HSU ANGEL | 10/10/1984 | QS | | 5817-346 |

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

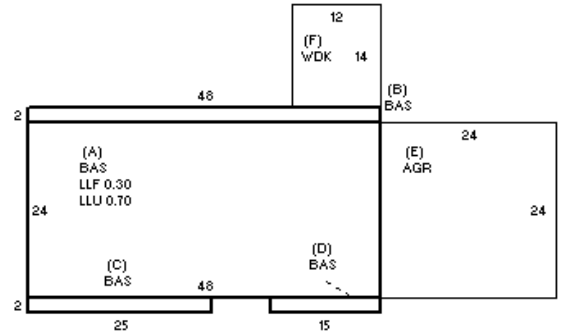
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 22-334 | 07/19/2022 | 3 | ALTERATIONS | 12,000 | | | 0 | 0 |
| BP-21-117 | 03/26/2021 | 3 | ALTERATIONS | 9,964 | 05/06/2021 | SLB | 100 | 100 |
| | | 6 | CYCL GROWTH | | 11/03/2020 | SD | 0 | 0 |
| | | 6 | CYCL GROWTH | | 07/15/2013 | LF | 0 | 0 |
| 990 | 04/28/2003 | 8 | POOL | 8,000 | 03/16/2004 | KB | 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 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,000 | 1.00 | 100 | 1.00 | 3 | 1.00 | | | 188,000 |
| 300 | A | 2.420 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 5,700 | 1.00 | 100 | 1.00 | ELP | 1.00 | | | 13,790 |

| TOTAL | 3.420 Acres | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 201,800 | 183,600 |
| BUILDING | 283,600 | 243,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **485,400** | **427,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 05/06/2021

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.05 | RAISED RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 5/6/2021 | SLB |
| LIST | 5/6/2021 | SLB |
| REVIEW | 3/26/2013 | ER |

BLDG COMMENTS

# of bathroom fixtures was incorrect, changed from 3 to 6.

| | | | |
|---|---|---|---|
| YEAR BLT | 1997 | SIZE ADJ | 1.000 |
| NET AREA | 1,328 | DETAIL ADJ | 1.081 |
| $NLA(RCN) | $274 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $4,410 |
| # 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 | LLU | N | LOWER LEVEL UNF | 806 | | 62.10 | 50,051 |
| A | LLF | N | LOWER LEVEL FIN | 346 | | 120.24 | 41,604 |
| + | BAS | L | BASE AREA | 1,328 | 1997 | 167.97 | 223,068 |
| E | AGR | N | ATT GARAGE | 576 | | 67.88 | 39,101 |
| F | WDK | N | WOOD DECK | 168 | | 31.60 | 5,309 |

TOTAL RCN 363,543

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

EFF.YR/AGE 1997 / 24

| | | | |
|---|---|---|---|
| COND | 22 | 22 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 22 | % GD | 78 |

RCNLD $283,600