

Key: 1465

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.225

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
MACHADO RICARDO J & ORTIZ EDGAR 474 CRESCENT ST E. BRIDGEWATER, MA 02333				37-1-0				474 CRESCENT ST					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				MACHADO RICARDO J & MCGRATH SCOTT D & DOREEN MCGRATH SCOTT D				04/15/2005 06/05/2002 03/29/2002	QS A G	426,000 22209-167 271,930	30357-255 21818-217		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	188,000		
300	A	1,990	3	1.00	100	5,700	1.00	100	1.00	ELP	11,340		

TOTAL	2.989 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	199,300	181,400
Inf1	FACTOR 100		BUILDING	283,300	244,800		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
					TOTAL	485,100	428,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60	2002	200	20.44	2,500



BUILDING	CD	ADJ	DESC	MEASURE	10/30/2014	LF
MODEL	1		RESIDENTIAL	LIST	8/2/2002	KB
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.000
NET AREA	1,274	DETAIL ADJ	1.081
\$NLA(RCN)	\$278	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	276		62.79	17,331
EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	828		121.59	100,677
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,274	2001	169.86	216,396
ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	244		31.60	7,710
FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
ARPUD	0		1.00								
AFFORDABLE	0		1.00								

TOTAL RCN	354,079
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2001 / 20
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$283,300

