

Key: 1478

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.238

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CAREY BRIAN F & CYNTHIA A 268 CRESCENT ST E. BRIDGEWATER, MA 02333				37-15-0				268 CRESCENT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CAREY BRIAN F & CYNTHIA A				08/24/2004	A		1 28920-124					
CAREY BRIAN F				04/29/1987	QS		7655-124					
CAREY BRIAN F & SOELL CYN				04/28/1987	QS		7655-124					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,810	3	1.00	1.00	188,000	2.55	1.00	3	1.00		163,180

TOTAL	14,810 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE			LAND	163,200	148,400
Inf1	FACTOR 100				BUILDING	301,400	259,200
Inf2	PHY 100				DETACHED	1,500	1,400
					OTHER	0	0
				TOTAL	466,100	409,000	

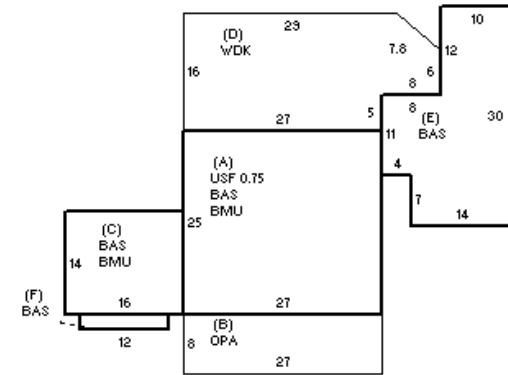
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW1	A	1.00	20 0.80 2X3		6	33.50	200
SHF	A	1.00	20 0.80 8X10		80	20.44	1,300



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	RJM
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	4	1.00	CAPE [100%]	REVIEW	6/1/2018	ER
QUALITY	+	1.05	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	899		42.12	37,865
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	506	1947	167.44	84,722
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	216		44.83	9,684
ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	224	2000	184.25	41,272
FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	505		33.18	16,756
INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	416	1995	184.25	76,649
HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	699	1947	184.25	128,793
FUEL SOURCE	1	OIL	1.00		FPL	O	FIREPLACE	1		6,778.80	6,779
ARPUD	0		1.00		HTB	O	HOT TUB	1		2,988.30	2,988
AFFORDABLE	0		1.00								

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	88	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
746	09/02/2004	99	OTHER		04/24/2020	SD	0	0
		51	FIELD REVIEW		05/17/2018	RJM	100	100
		6	CYCL GROWTH		04/30/2013	DF	100	100
		8	POOL	5,565			100	100



BLDG COMMENTS
RESIDENTIAL CINDY'S HAIR SALON

YEAR BLT	1947	SIZE ADJ	1.000	TOTAL RCN		412,863	
NET AREA	1,845	DETAIL ADJ	1.030	CONDITION ELEM		CD	
\$NLA(RCN)	\$224	OVERALL	1.000	EXTERIOR			
CAPACITY		UNITS	ADJ	INTERIOR			
STORIES	1.75	1.00	KITCHEN				
ROOMS	7	1.00	BATHS				
BEDROOMS	3	1.00	HEAT				
BATHROOMS	2	1.00	ELECT				
# 1/2 BATHS	1	1.00	EFF.YR/AGE		1980 / 41		
TOT FIXTURES	10	\$7,354	COND		27 27 %		
# UNITS	1	1.00	FUNC		0		
			ECON		0		
			DEPR		27 % GD 73		
			RCNLD		\$301,400		