

Key: 1484

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.244

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
HANCOCK THEODORE A 324 CRESCENT ST E BRIDGEWATER, MA 02333				37-21-0				324 CRESCENT ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HANCOCK THEODORE A				02/16/2021	QS	342,000	54406-112					
MCNALLY ROBERT A				09/16/2020	A	100	53444-016					
MCNALLY ROBERT A & LINDA				10/22/2015	A	100	46181-173					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,215 3	1.00	100	1.00	188,000	1.77	100	1.00	3	1.00	169,580

LAND

TOTAL	22,215 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 8		LAND	169,600	154,200
Inf1	FACTOR 100		LAND	184,700	191,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		354,300	345,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/8/2020	SD
MODEL	1		RESIDENTIAL	LIST	10/8/2020	SD
STYLE	1	1.00	RANCH [100%]	REVIEW	3/26/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	962	DETAIL ADJ	1.030
\$NLA(RCN)	\$295	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	6	\$4,202	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	722		39.28	28,360
A	BMF	N	BSMT FINISH-SEP	241		55.24	13,313
A	BAS	L	BASE AREA	962	1963	231.28	222,491
+	WDK	N	WOOD DECK	440		31.60	13,904
D	ENT	N	ENCLOSED ENTRY	24		81.08	1,946

TOTAL RCN	284,216
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1968 / 53
COND	35 35%
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$184,700

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	%
3541		6	CYCL GROWTH		06/02/2021	SD	0	0
2566	03/21/2018	51	FIELD REVIEW	11,088	10/08/2020	SD	0	0
	07/08/2015	3	ALTERATIONS	23,750			0	0
		3	ALTERATIONS				0	0
		6	CYCL GROWTH		08/15/2013		0	0

