Key: 1561

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,318

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRABAU THOMAS C & LYDIA ANN 121 CRESCENT ST E BRIDGEWATER, MA 02333	38-47-0	107 CRESCENT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRABAU THOMAS C & LYDIA A	05/24/2016	A	100	46964-151
GRABAU THOMAS	07/02/2012	A	35,000	41597-316
GRABAU PHILIP D & JUDITH	06/17/1976	QS		4171-145

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3160	100	WAREHOUSE		1	1 of 1

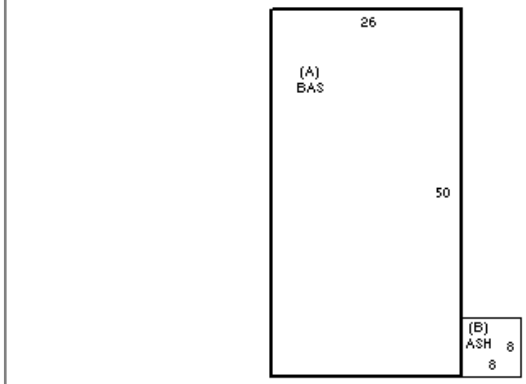
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		61	SITE VISIT		07/06/2017	RJM	100	100
		6	CYCL GROWTH		01/01/2008		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,997	3 1.00	100 1.00	50 0.50	94,000	1.32	100 1.00	3 1.00			88,580

TOTAL	31,015 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 11562 7/12/10 bld insp letter regard land unbuild		
Infl1	FACTOR 100				
Infl2	PHY 50				

ASSESSED	CURRENT	PREVIOUS
LAND	88,600	80,600
BUILDING	15,000	14,300
DETACHED	0	0
OTHER	0	0
TOTAL	**103,600**	**94,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/06/2017

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	0.55	SERVICE GARAGE [100%]
QUALITY	-	0.85	MINUS AVE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/6/2017	RJM
LIST	7/6/2017	EST
REVIEW	7/10/2017	RJM

BLDG COMMENTS
GRABAU CONSTRUCTION

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,300	DETAIL ADJ	0.416
$NLA(RCN)	$77	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	0	.95
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,300	1950	75.87	98,635
B	ASH	N	ATT SHED	64		18.28	1,170

TOTAL RCN 99,805

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE 1943 / 78

COND	65	65 %	
FUNC	20		
ECON	0		
DEPR	85	% GD	15

RCNLD $15,000