Key: 1781

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.502

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HINDS JAMES A & MARIE P 645 CRESCENT ST E BRIDGEWATER, MA 02333	46-3-0	645 CRESCENT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HINDS JAMES A & MARIE P	04/16/1981	QS		4979-176

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	%
2017-0042	05/04/2017	3	ALTERATIONS	8,000			0	0
		6	CYCL GROWTH		04/01/2014	PW	0	0

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	0.710	3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	1.00			4,050

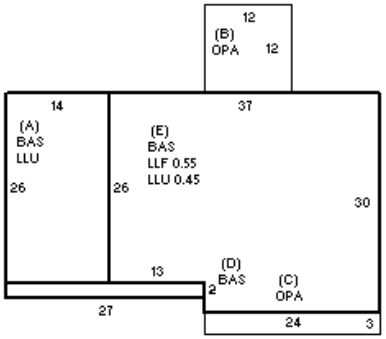
TOTAL	1.710 Acres	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 12846		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	192,100	174,700
BUILDING	227,400	200,600
DETACHED	0	0
OTHER	0	0
TOTAL	**419,500**	**375,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/02/2014



BLDG COMMENTS

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	4/1/2014	PW
LIST		
REVIEW	3/28/2013	ER

YEAR BLT	1966	SIZE ADJ	1.000
NET AREA	1,476	DETAIL ADJ	1.039
$NLA(RCN)	$248	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,652
# 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	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	840		57.21	48,056
+	OPA	N	OPEN PORCH	216		42.70	9,223
+	BAS	L	BASE AREA	1,476	1966	154.75	228,411
E	LLF	N	LOWER LEVEL FIN	582		110.78	64,472
	BMG	O	BSMT GARAGE	2		2,063.00	4,126
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	366,759
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1966 / 55	
COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		$227,400