

Key: 1789

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.509

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MALLETT CHRISTOPHER D JR & KARA M				46-13-0				758 CRESCENT ST			
758 CRESCENT ST E BRIDGEWATER, MA 02333				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MALLETT CHRISTOPHER D JR				05/24/2019	QS	339,000	(128538)
				MCNICHOLS JAMES & KATHRYN				08/08/2014	QS	259,900	(120804)
				NEWCOMB LAWRENCE G &				07/30/2004	QS	305,000	(105824)

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	%
BP-20-80	03/13/2020	3	ALTERATIONS	17,600				
		51	FIELD REVIEW		10/03/2019	SDP		0
		6	CYCL GROWTH		05/20/2015	NR	100	100
		51	FIELD REVIEW		03/30/2015	PW		0
	08/07/2013	6	CYCL GROWTH		07/01/2013	SLB		0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,511	3	1.00	100	1.00	100	1.00	3	1.00		169,830

TOTAL	22,521 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 3/ #209358 #65583/ T 12998	LAND	169,800	154,500		
Infl1	FACTOR 100		BUILDING	209,100	193,400		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	380,100	349,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8 X 12		96	20.44	1,200



BUILDING	CD	ADJ	DESC	MEASURE	10/3/2019	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.05	SPLIT LEVEL [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	278,743
NET AREA	970	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	970	1962	241.60	234,354		
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	PTA	N	PATIO	182		12.50	2,275		
				ROOF SHAPE	1	GABLE	1.00	C	BMF	N	BSMT FINISH-SEP	468		72.42	33,892		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		6,017.00	6,017		
				FLOOR COVER	24	COMB	1.00										
				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										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1989 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75

RCNLD	\$209,100
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