

Key: 1791

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.511

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CRESCENT REALTY TRUST S/O CRESCENT REALTY TRUST 6 DOUGLAS DR N EASTON, MA 02356				46-15-0				738 CRESCENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CRESCENT REALTY TRUST				03/04/2022	A	1 (133525)					
CRESCENT REALTY TRUST				10/22/2019	A	100 (129332)					
DUNLAP DOUGLAS & JANE E				05/15/2017	U	300,000 (125137)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
606	10/25/2010	6	CYCL GROWTH		05/01/2018	SD	0	0
		99	OTHER		03/29/2018	SD	0	0
		6	CYCL GROWTH		07/09/2014		0	0
		3	ALTERATIONS	4,500			0	0

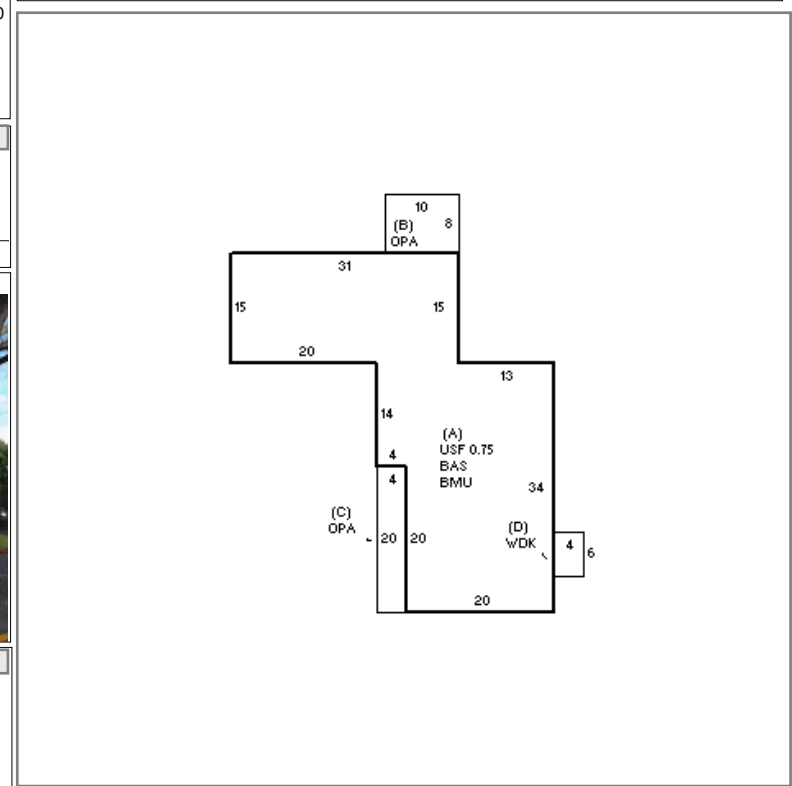
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	3	1.00	100	188,000	1.00	100	1.00	3	1.00	188,000
300	A	16,082	3	1.00	100	5,700	0.52	100	1.00	ELP	1.00	47,450

TOTAL	17.082 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE #90069 #33947/ T 7778 c/w 46/16 & 46/8, 5 & 6			LAND	235,500	214,300
Inf1	FACTOR 100		BUILDING	142,600	142,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	378,100	356,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2018	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	3/28/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1840	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	396,072
NET AREA	2,102	DETAIL ADJ	0.990	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,201		36.99	44,425	CONDITION ELEM	CD
\$NLA(RCN)	\$188	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,201	1840	161.59	194,073	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	901	1840	146.84	132,306	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	160		42.70	6,832	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	24		31.58	758	BATHS	
				INT FINISH	99	N/A	1.00	F21	O	O	FPL 2S 1OP	2		6,819.50	13,639	HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,039
# UNITS	2	1.10

EFF.YR/AGE	1951 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$142,600