**Key: 1794**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1.513

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MULLIGAN DAVID R JR<br>692 CRESCENT ST<br>E BRIDGEWATER, MA 02333 | 46-18-0 | 692 CRESCENT ST |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MULLIGAN DAVID R JR | 02/01/1973 | QS | | 0253-036 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

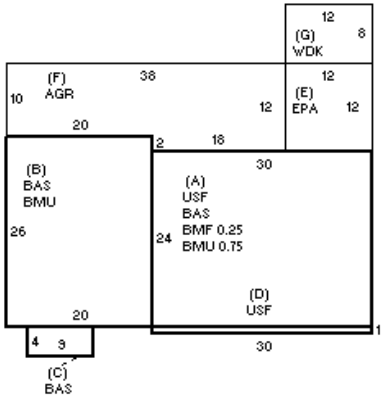
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 51 | FIELD REVIEW | | 04/23/2015 | PW | 0 | 0 |
| | | 51 | FIELD REVIEW | | 04/01/2015 | JL | 0 | 0 |
| | | 6 | CYCL GROWTH | | 05/23/2013 | LF | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | | Infl1 | | Infl2 | | ADJ BASE | SAF | Infl3 | | Lpi | | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 17,714 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 188,000 | 2.17 | 100 | 1.00 | 3 | 1.00 | | | 165,690 |

| TOTAL | 17,714 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 3 | NOTE | T 10642/ #148540 #50636 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 165,700 | 150,700 |
| BUILDING | 331,400 | 302,800 |
| DETACHED | 2,500 | 2,300 |
| OTHER | 0 | 0 |
| TOTAL | **499,600** | **455,800** |




## DETACHED

| TY | QUAL | | COND | | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|---|---|
| SHF | A | 1.00 | 40 | 0.60 | | | 200 | 20.44 | 2,500 |

PHOTO 04/24/2015

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 3 | 1.05 | SPLIT LEVEL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 4/23/2015 | PW |
| LIST | | |
| REVIEW | 3/28/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1964 | SIZE ADJ | 1.000 |
| NET AREA | 2,026 | DETAIL ADJ | 1.081 |
| $NLA(RCN) | $224 | 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 | $5,881 |
| # 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 | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| ARPUD | 0 | | 1.00 |
| AFFORDABLE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,060 | | 36.71 | 38,915 |
| A | BMF | N | BSMT FINISH-SEP | 180 | | 51.63 | 9,293 |
| + | BAS | L | BASE AREA | 1,276 | 1964 | 178.52 | 227,789 |
| + | USF | L | UPPER STORY FIN | 750 | 1964 | 162.22 | 121,668 |
| E | EPA | N | ENCLOSED PORCH | 144 | | 74.40 | 10,714 |
| F | AGR | N | ATT GARAGE | 416 | | 73.71 | 30,663 |
| G | WDK | N | WOOD DECK | 96 | | 31.60 | 3,034 |
| | F11 | O | FPL 1S 1OP | 1 | | 6,017.00 | 6,017 |

| TOTAL RCN | 453,974 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1980 / 41 | | |
|---|---|---|---|
| COND | 27 | 27 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 27 | % GD | 73 |
| RCNLD | $331,400 | | |