Key: 1804

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 1,523

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SAMUELSON ANDREW G & TOBIN SUZANNE J 725 CRESCENT STREET E BRIDGEWATER, MA 02333	46-28-0	725 CRESCENT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SAMUELSON ANDREW G &	05/31/2001	QS	239,900	19928-059
WALDRON SHARON &	07/13/1993	A	1	12029-154
WOOD MARION C	07/12/1993	A	1	12029-154

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

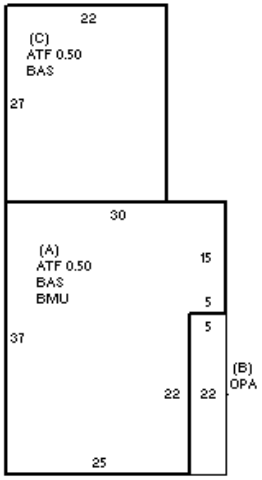
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2855	03/16/2016	3	ALTERATIONS	18,000			0	0
		6	CYCL GROWTH		05/08/2013	LFF	0	0
190	07/25/2005	8	POOL	5,000	05/04/2006	SLB	100	100
669	07/22/2004	7	DETACHED BLD	2,000	06/02/2005	SLB	100	100
291	10/10/2001	3	ALTERATIONS	5,000	05/08/2002	SLB	30	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	3 1.00	100 1.00	100 1.00	188,000	1.07	100 1.00	3 1.00			184,930

TOTAL	39,988 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	PLAN 97-30 LOT1/ ESMT		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	184,900	168,200
BUILDING	180,000	177,200
DETACHED	47,600	45,300
OTHER	0	0
TOTAL	**412,500**	**390,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A 1.00	10 0.90			1,360	28.88	35,400
FBN	A 1.00	30 0.70	20X30	2005	600	29.12	12,200

PHOTO 05/10/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	0.90	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/8/2013	LFF
LIST		
REVIEW	3/28/2013	ER

YEAR BLT	1723	SIZE ADJ	1.000
NET AREA	2,391	DETAIL ADJ	0.900
$NLA(RCN)	$151	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,000		38.86	38,864
+	ATF	L	ATTIC FINISH	797	1723	91.39	72,837
B	OPA	N	OPEN PORCH	110		42.70	4,697
+	BAS	L	BASE AREA	1,594	1723	141.26	225,166
	F21	O	FPL 2S 1OP	2		6,819.50	13,639

TOTAL RCN	360,099
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63	
COND	50	50 %
FUNC	0	
ECON	0	
DEPR	50	% GD 50
RCNLD		$180,000