

Key: 6007

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.676

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MACGILVRAY SEAN D & APRIL M				48-3-01-0				30 CRESCENT ST				
30 CRESCENT ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
E BRIDGEWATER, MA 02333				MACGILVRAY SEAN D & APRIL				04/26/2016	QS	261,000	46844-335	
				MORELLI NICHOLAS				01/23/1995	D	138,700	13387-304	
				BLOOMSTEIN KARLEN L				08/11/1994	G	285,000	13079-123	


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 %
47	06/21/2016	6	CYCL GROWTH		08/04/2017	SD	0 0
2655	08/31/2015	3	ALTERATIONS	4,200			0 0
		3	ALTERATIONS	60,000	05/05/2016	SD	100 100
		6	CYCL GROWTH		07/02/2013	LF	0 0
		6	CYCL GROWTH		01/04/2013	LFF	0 0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,728 3	1.00	100	1.00	188,000	1.06	100	1.00	3	1.00	185,550

DETACHED

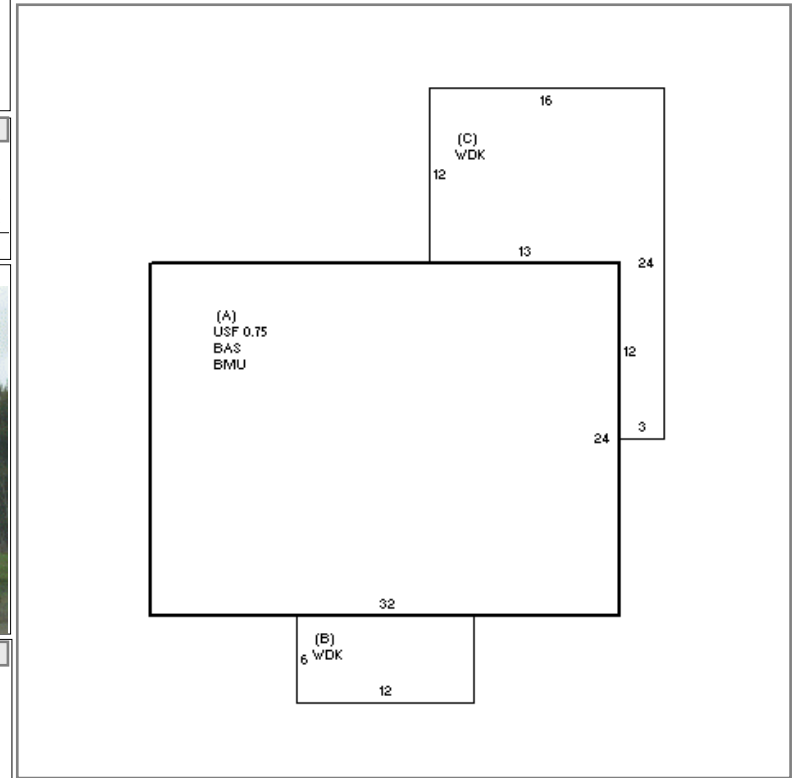
TOTAL	40,728 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 1		LAND	185,600	168,800
Infl1	FACTOR 100		BUILDING	230,500	171,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	416,100	340,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/05/2016
									

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/4/2017	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.00	CAPE [100%]	REVIEW	4/25/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	299,405
NET AREA	1,344	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		42.23	32,433	CONDITION ELEM	CD
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	768	1994	196.16	150,653		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1994	178.26	102,677	EXTERIOR	
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	300		31.60	9,480	INTERIOR	
ROOMS	5	1.00		FLOOR COVER	99	N/A	1.00									KITCHEN	
BEDROOMS	2	1.00		INT FINISH	99	N/A	1.00									BATHS	
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02									HEAT	
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00									ELECT	
TOT FIXTURES	6	\$4,162		ARPUD	0		1.00										
# UNITS	1	1.00		AFFORDABLE	0		1.00										

EFF.YR/AGE	1994 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$230,500