Key: 7330

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,393

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SAMATOWICZ WILLIAM J 5 HARMONY CROSSING E BRIDGEWATER, MA 02333	81-34-21-0	5 HARMONY CROSSING

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SAMATOWICZ WILLIAM J	09/15/2006	P	354,020	33357-098
BROWN BUILDERS INC	06/02/2006	B	225,000	32788-307
BROWN DONALD D JR & BUSH	10/25/1999	QS	430,000	17978-280

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	%
		99	OTHER		02/11/2022	SD	0	0
		6	CYCL GROWTH		09/10/2021	SD	0	0
3471	12/07/2017	3	ALTERATIONS	3,624			0	0
		6	CYCL GROWTH		06/24/2013		0	0
526	05/22/2006	1	NEW CONST	165,000	04/02/2007	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,603	1 1.00	100 1.00	100 1.00	122,200	2.07	100 1.00	8 0.65			108,200

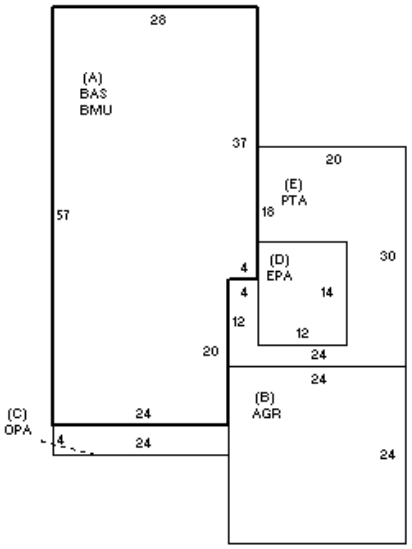
TOTAL	18,603 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	108,200	98,400
BUILDING	352,500	321,900
DETACHED	0	0
OTHER	0	0
TOTAL	**460,700**	**420,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/14/2021



BLDG COMMENTS

BUILDING

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

MEASURE	9/10/2021	SD
LIST	9/10/2021	SD
REVIEW	5/13/2013	ER

YEAR BLT	2006	SIZE ADJ	1.000
NET AREA	1,516	DETAIL ADJ	1.040
$NLA(RCN)	$274	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,243
# 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	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
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	1,516		35.08	53,184
A	BAS	L	BASE AREA	1,516	2006	190.59	288,933
B	AGR	N	ATT GARAGE	576		67.88	39,101
C	OPA	N	OPEN PORCH	96		42.70	4,099
D	EPA	N	ENCLOSED PORCH	168		74.40	12,499
E	PTA	N	PATIO	648		12.50	8,100
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	414,743

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2006 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$352,500