Key: 7332

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,395

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARREIRO SHARON E 20 HARMONY CROSSING E BRIDGEWATER, MA 02333	81-34-16-0	20 HARMONY CROSSING

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARREIRO SHARON E	02/22/2008	QS	285,000	35633-096
BROWN BUILDER 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	%
		6	CYCL GROWTH		09/10/2021	SD	0	0
		6	CYCL GROWTH		06/27/2013		0	0
483	04/21/2006	1	NEW CONST	140,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,172	1 1.00	100 1.00	100 1.00	122,200	4.00	100 1.00	8 0.65			102,910

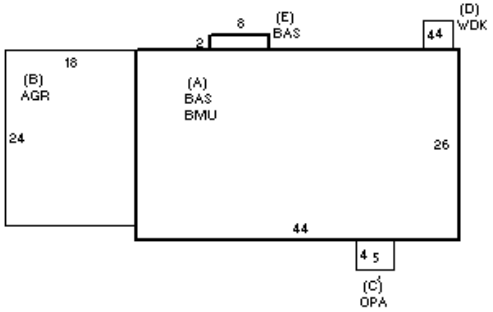
TOTAL	9,172 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	102,900	93,600
BUILDING	279,700	260,400
DETACHED	0	0
OTHER	0	0
TOTAL	**382,600**	**354,000**

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	1,160	DETAIL ADJ	1.030
$NLA(RCN)	$284	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,502
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,144		37.48	42,873
B	AGR	N	ATT GARAGE	432		72.94	31,509
C	OPA	N	OPEN PORCH	20		42.70	854
D	WDK	N	WOOD DECK	16		31.63	506
+	BAS	L	BASE AREA	1,160	2006	211.36	245,182
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	329,010
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			$279,700