**Key: 7345**

# Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,408

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CRANE RICHARD F & HELEN M<br>27 HARMONY CROSSING<br>E BRIDGEWATER, MA 02333 | 81-34-31-0 | 27 HARMONY CROSSING |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CRANE RICHARD F & HELEN M | 07/18/2008 | QS | 268,304 | 36190-106 |
| BROWN BUILDERS INC | 06/04/2007 | F | 1,356,000 | 34624-158 |
| BROWN BUILDERS INC | 03/30/2007 | B | 1,356,000 | 34322-021 |

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

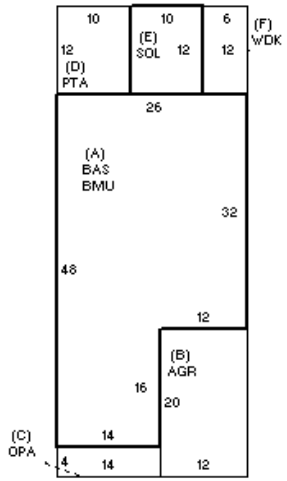
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| BP-21-225 | 05/12/2021 | 2 | ADDITIONS | 12,000 | 03/07/2022 | SD | 0 | 100 |
| BP-210-368 | 07/29/2020 | 3 | ALTERATIONS | 10,000 | 01/28/2021 | SLB | 100 | 100 |
| | | 6 | CYCL GROWTH | | 08/03/2015 | | 100 | 100 |
| | | 6 | CYCL GROWTH | | 07/30/2015 | SD | 100 | 100 |
| 277 | 04/23/2008 | 1 | NEW CONST | 116,500 | 06/25/2008 | | 0 | 0 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 7,839 | 1 1.00 | 100 1.00 | 100 1.00 | 122,200 | 4.65 | 100 1.00 | 8 0.65 | | | 102,160 |

| TOTAL | 7,839 SF | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Ngh | RES 1 | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 102,200 | 92,900 |
| BUILDING | 280,600 | 254,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **382,800** | **347,100** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 03/08/2022

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 | 3/7/2022 | SD |
| LIST | 3/7/2022 | SD |
| REVIEW | 5/14/2013 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 2008 | SIZE ADJ | 1.000 |
| NET AREA | 1,176 | DETAIL ADJ | 1.030 |
| $NLA(RCN) | $274 | 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 | 6 | $4,202 |
| # 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 | 13 | COMB | 1.00 |
| INT FINISH | 2 | DRYWALL | 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 |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 1,056 | | 38.27 | 40,417 |
| A | BAS | L | BASE AREA | 1,056 | 2008 | 220.87 | 233,242 |
| B | AGR | N | ATT GARAGE | 240 | | 89.23 | 21,414 |
| C | OPA | N | OPEN PORCH | 56 | | 42.70 | 2,391 |
| D | PTA | N | PATIO | 120 | | 12.50 | 1,500 |
| E | SOL | L | SOL/ 3 SEASON | 120 | 2021 | 104.54 | 12,545 |
| F | WDK | N | WOOD DECK | 72 | | 31.60 | 2,275 |
| | GFP | O | GAS FIREPLACE | 1 | | 4,584.00 | 4,584 |

| TOTAL RCN | 322,570 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 2008 / 13 | | |
|---|---|---|---|
| COND | 13 | 13 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 13 | % GD | 87 |
| RCNLD | | | $280,600 |