Key: 7350

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5,413

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUNNINGHAM LAWRENCE O TR LAWRENCE O CUNNINGHAM RTY TR 48 OVERLOOK ROAD WEYMOUTH, MA 02189-1908	81-34-36-0	37 HARMONY CROSSING

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUNNINGHAM LAWRENCE O TR	05/07/2007	A	1	34494-059
CUNNINGHAM LAWRENCE O	01/19/2007	P	289,450	33995-293
BROWN BUILDERS INC	10/26/2006	B	150,000	33571-268

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

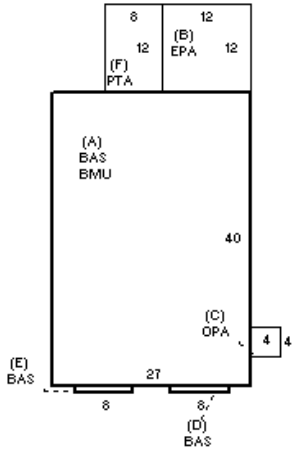
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	08/06/2013	6	CYCL GROWTH		07/01/2013	SLB	0	0
742	10/16/2006	1	NEW CONST	110,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,961	1 1.00	100 1.00	100 1.00	122,200	4.58	100 1.00	8 0.65			102,230

TOTAL	7,961 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	102,200	93,000
BUILDING	256,400	238,600
DETACHED	0	0
OTHER	0	0
TOTAL	**358,600**	**331,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/03/2016

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	7/1/2013	SLB
LIST	4/3/2007	EST
REVIEW	5/14/2013	ER

YEAR BLT	2007	SIZE ADJ	1.000
NET AREA	1,096	DETAIL ADJ	1.030
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,101
# 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	3	W/W CARPET	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	1,080		38.03	41,074
B	EPA	N	ENCLOSED PORCH	144		74.40	10,714
C	OPA	N	OPEN PORCH	16		42.69	683
+	BAS	L	BASE AREA	1,096	2007	216.93	237,751
F	PTA	N	PATIO	96		12.50	1,200
	GFP	O	GAS FIREPLACE	1		4,584.00	4,584

TOTAL RCN	298,107
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2007 / 14		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			$256,400