

Key: 7351

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.414

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HYNES GEORGE F 39 HARMONY CROSSING E BRIDGEWATER, MA 02333				81-34-37-0				39 HARMONY CROSSING			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HYNES GEORGE F				04/22/2019	A	1 51020-111					
HYNES GEORGE F & DONNA M				01/29/2016	QS	279,900 46546-175					
REED FAMILY NOMINEE TRUST				07/08/2015	A	1 45772-180					

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	%
17	07/01/2013	51	FIELD REVIEW		06/01/2017	PW	0	0
	02/23/2009	6	CYCL GROWTH	111,900	04/13/2016	SD	0	0
		6	CYCL GROWTH		10/08/2013	SLB	0	0
		1	NEW CONST		06/15/2009		0	0
		6	CYCL GROWTH				0	0

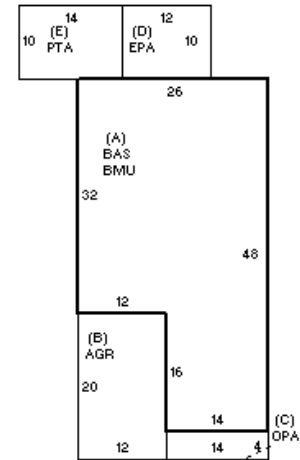
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,961	1	1.00	100	1.00	100	1.00	8	0.65		102,230

TOTAL	7,961 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE			LAND	102,200	93,000
Inf1	FACTOR 100		BUILDING	279,500	260,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		381,700	353,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2017	PW
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	5/14/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	317,629
NET AREA	1,056	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,056		38.27	40,417		
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,056	2009	220.87	233,242		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	240		89.23	21,414		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	56		42.70	2,391		
				FLOOR COVER	13	COMB	1.00	D	EPA	N	ENCLOSED PORCH	120		74.40	8,928		
				INT FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	140		12.50	1,750		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		4,584.00	4,584		
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2009 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$279,500