

Key: 7353

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.416

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LITWINCZUK ROSE M & KERNAN KEVIN J 43 HARMONY CROSSING E BRIDGEWATER, MA 02333				81-34-39-0				43 HARMONY CROSSING			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
LITWINCZUK ROSE M & KERNAN				10/02/2017		O		279,900		48998-179	
FAHEY THOMAS J JR HEIRS O				08/11/2010		A		1 38834-302			
FAHEY THOMAS J JR & ROSEM				01/26/2007		P		300,825		34028-075	

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-81-192	08/15/2018	2	ADDITIONS	41,251	05/07/2019	SLB	100	100
BP-18-29	05/14/2018	3	ALTERATIONS	6,500	05/07/2019	SLB	100	100
		6	CYCL GROWTH		03/16/2018	SD	0	0
		6	CYCL GROWTH		07/15/2013	LF	0	0
744	10/23/2006	1	NEW CONST	115,000			100	100

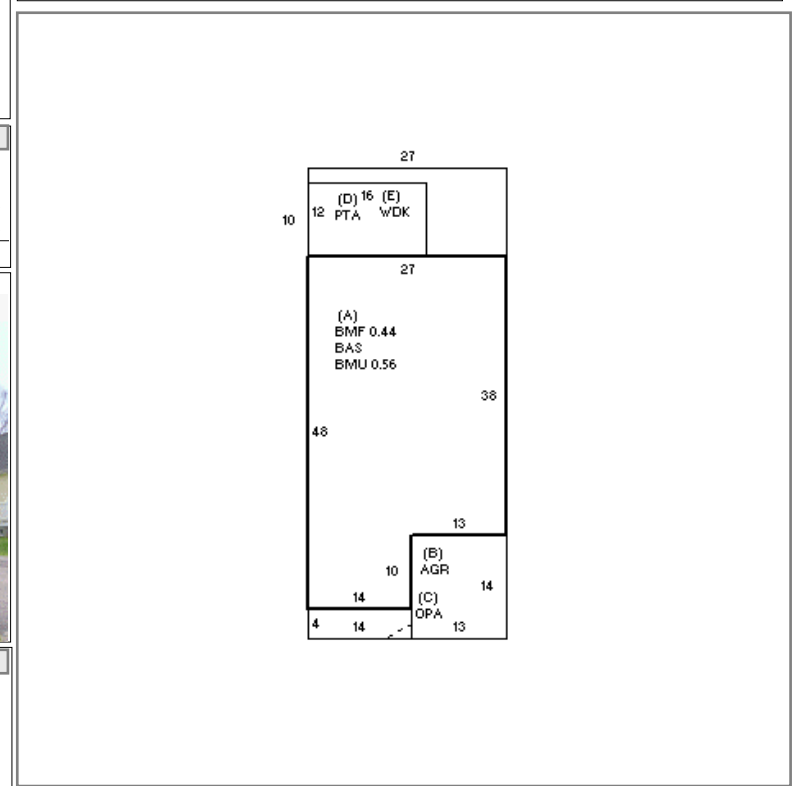
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,039	1	1.00	100	1.00	100	1.00	8	0.65		102,270

TOTAL	8,039 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE	LAND	102,300	93,000		
Infl1	FACTOR 100		BUILDING	284,700	265,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	387,000	358,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/7/2019	SLB
MODEL	1		RESIDENTIAL	LIST	4/3/2007	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	5/14/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,989
NET AREA	1,166	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	653		37.27	24,336		
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,166	2006	210.83	245,823		
				ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	513		52.41	26,887		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	182		100.88	18,360		
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	56		42.70	2,391		
				INT FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	324		12.50	4,050		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	WDK	N	WOOD DECK	160		31.60	5,056		
				FUEL SOURCE	2	GAS	1.00	GFP	O	O	GAS FIREPLACE	1		4,584.00	4,584		
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2006 / 15
COND	15 15%	
FUNC	0	
ECON	0	
DEPR	15 % GD	85
RCNLD		\$284,700