

Key: 7354

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.417

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
HARMONY CROSSING TRUST PINA AMY L TR 45 HARMONY CROSSING E BRIDGEWATER, MA 02333				81-34-40-0				45 HARMONY CROSSING				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HARMONY CROSSING TRUST				09/27/2018	A	100	50340-098					
SANTELLI EVA M				05/15/2012	O	180,000	41370-243					
BROWN BUILDERS INC				06/04/2007	F	1,356,000	34624-158					


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	%
2312	12/17/2014	60	SITE INSPECT		03/15/2016	SD	0	0
	07/08/2013	3	ALTERATIONS	2,051			0	0
	07/19/2012	6	CYCL GROWTH		10/08/2013	SLB	0	0
	02/16/2012	1	NEW CONST	102,100			0	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	8,436	1	1.00	100	1.00	100	1.00	109,980	4.33	90	0.90	8	0.65									92,240

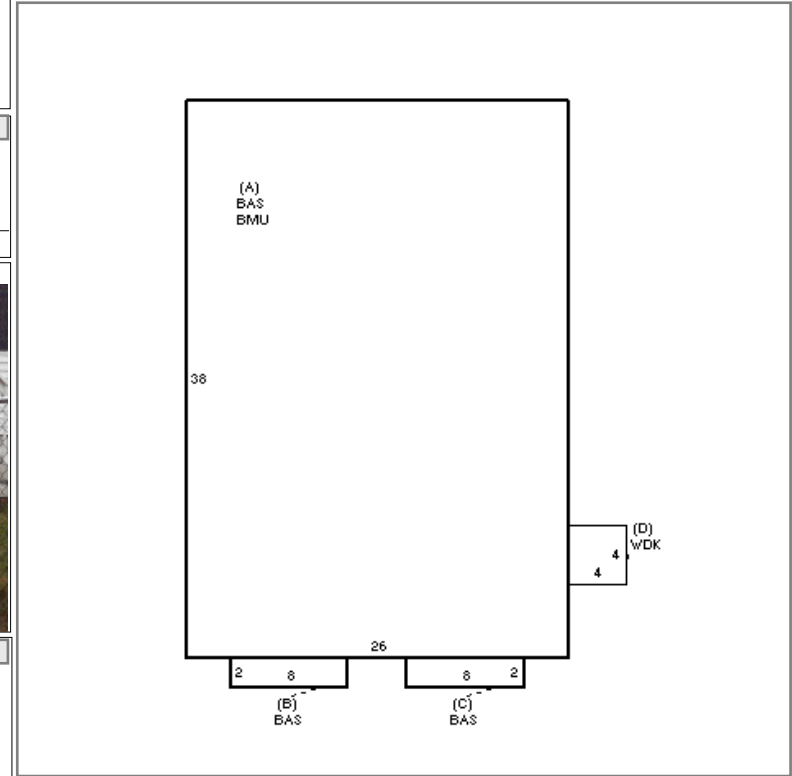
DETACHED

TOTAL	8,436 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE Obsolescence 10% due to steep slope in back	LAND	92,200	83,900		
Inf1	FACTOR 100		BUILDING	246,000	228,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	338,200	312,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/15/2016
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2016	SD
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%]			



YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	270,276
NET AREA	1,020	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	988		39.00	38,535		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,020	2012	224.64	229,134		
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	16		31.63	506		
				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										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2012 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91

RCNLD	\$246,000
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