

Key: 7355

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.418

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CULLEN JAMES M & CAROLYN M 47 HARMONY CROSSING E BRIDGEWATER, MA 02333				81-34-41-0				47 HARMONY CROSSING			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CULLEN JAMES M & CAROLYN				08/05/2015	A	100	45887-196				
CULLEN JAMES M & CAROLYN				09/04/2009	QS	278,560	37690-118				
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	%
BP-21-29	01/20/2021	3	ALTERATIONS	8,000	05/03/2021	SLB	100	100
2135	07/30/2014	60	SITE INSPECT	9,275	03/15/2016	SD	0	0
		3	ALTERATIONS		10/22/2014	SLB	100	0
99	05/27/2009	6	CYCL GROWTH	139,100	06/26/2013		0	0
		1	NEW CONST				0	0

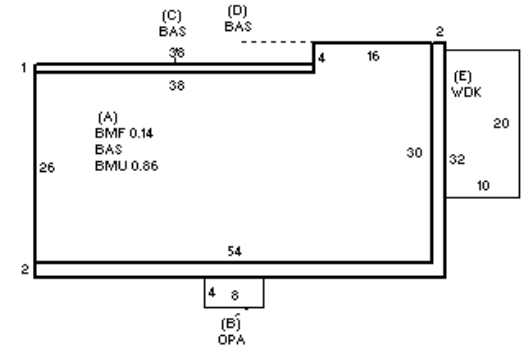
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,606	1	1.00	100	1.00	100	1.00	109,980	2.59	90	0.90	8	0.65			95,360

TOTAL	14,606 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE Obsolescence 10% due to steep slope in back	LAND	95,400	86,700		
Inf1	FACTOR 100		BUILDING	330,900	308,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				426,300	394,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/3/2021	SLB
MODEL	1		RESIDENTIAL	LIST	5/3/2021	SLB
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

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YEAR BLT	2009	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	375,976
NET AREA	1,678	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,262		35.32	44,580		
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	206		49.68	10,234		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	32		42.69	1,366		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,678	2009	181.58	304,690		
				FLOOR COVER	14	COMB	1.00	E	WDK	N	WOOD DECK	200		6,320	6,320		
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		4,584.00	4,584		
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	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	\$330,900