

Key: 7361

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 5.424

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PORTER GARY E 30 HARMONY CROSSING E BRIDGEWATER, MA 02333				81-34-47-0				30 HARMONY CROSSING			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PORTER GARY E				05/31/2019	QS	330,000	51180-324				
MCNEIL FAMILY REALTY TRUS				03/06/2019	A	1	50874-328				
MCNEIL ROBERT F & EDITH T				10/03/2007	O	330,446	35151-140				

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-21-200	05/03/2021	3	ALTERATIONS	4,000		SD	0	100
		51	FIELD REVIEW		10/04/2019	SDP	0	0
	08/07/2013	6	CYCL GROWTH		07/01/2013	SLB	0	0
	07/23/2007	1	NEW CONST	130,000	03/18/2008		0	0
		3	ALTERATIONS				0	0

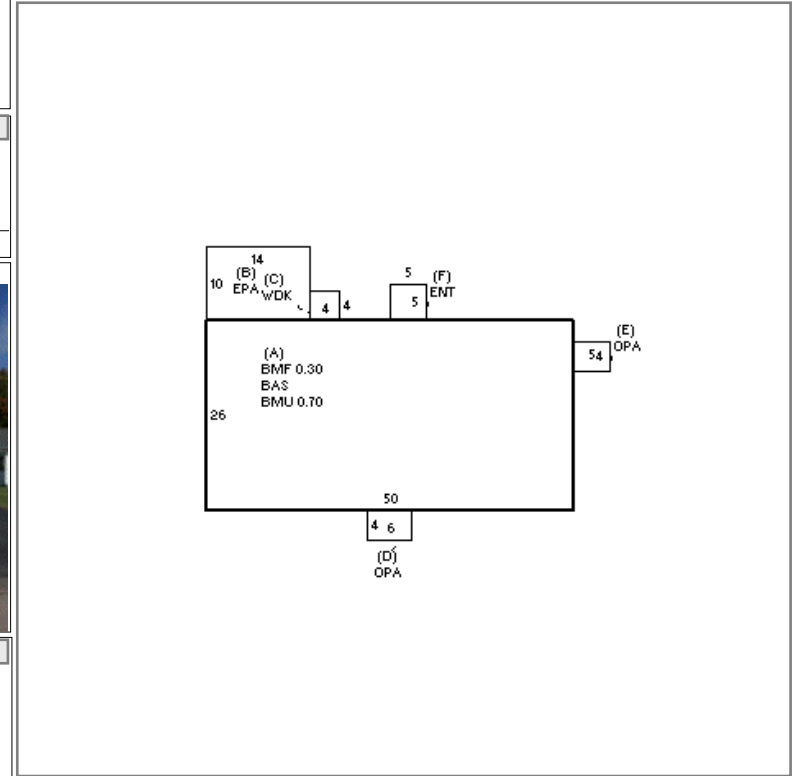
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,322 1	1.00	100	1.00	100	1.00		8	0.65		105,230

TOTAL	13,322 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 1	NOTE			LAND	105,200	95,700
Infl1	FACTOR 100		BUILDING	290,500	265,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>					<b>395,700</b>	<b>361,600</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2022	SD
MODEL	1		RESIDENTIAL	LIST	5/26/2022	SD
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	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,796
NET AREA	1,300	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	910		36.30	33,030		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,300	2007	200.96	261,244		
				ROOF SHAPE	1	GABLE	1.00	A	BMF	N	BSMT FINISH-SEP	390		51.04	19,907		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	140		74.40	10,416		
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	16		31.63	506		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	44		42.70	1,879		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	ENT	N	ENCLOSED ENTRY	25		81.12	2,028		
				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
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2007 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$290,500