

# 437 MOUNTFAIR CIRCLE

**Location** 437 MOUNTFAIR CIRCLE

**Plat/Lot:** 002.0/ 0004/ 0000.0/ /

**Account #:** 2920020000400000

**Owner** ROSA MANUEL JR & ERICA L

**PBN**

**Assessment** \$581,000

**Appraisal** \$581,000

**Parcel ID #:** 54624

**Building Count** 1

**Assessing District** RES

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$379,000	\$202,000	\$581,000

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$379,000	\$202,000	\$581,000

## Owner of Record

**Owner** ROSA MANUEL JR & ERICA L  
**Co-Owner**  
**Address** 437 MOUNTFAIR CIRCLE  
 SWANSEA, MA 02777

**Sale Price** \$1  
**Certificate**  
**Book & Page** 8063/0288  
**Sale Date** 10/30/2012  
**Instrument** 1A

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROSA MANUEL JR & ERICA L	\$1		8063/0288	1A	10/30/2012
ROSA MANUEL JR	\$1		08061/0001	1A	10/26/2012
ROSA MANUEL JR & ERICA L	\$245,000	1	4078/0333	00	07/27/2001

## Building Information

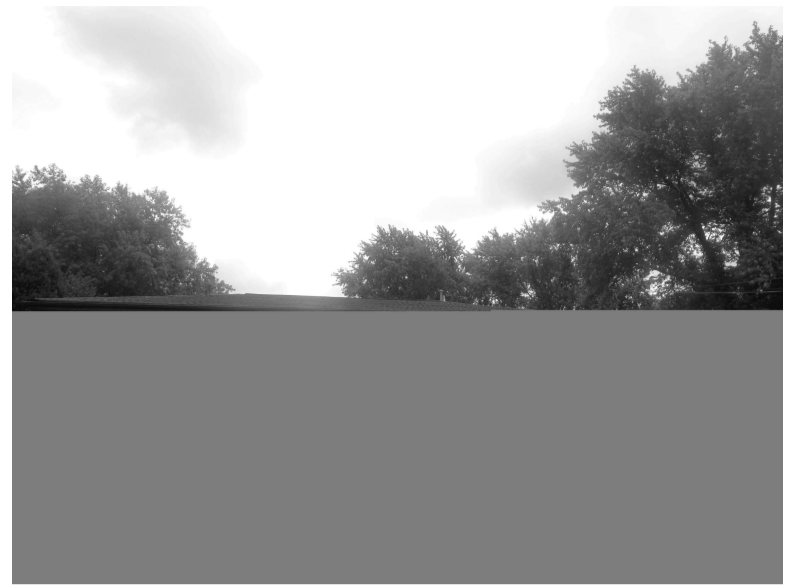
### Building 1 : Section 1

**Year Built:** 1985  
**Living Area:** 1,980  
**Replacement Cost:** \$480,762  
**Building Percent Good:** 75  
**Replacement Cost**  
**Less Depreciation:** \$361,000

Building Attributes	
Field	Description
Style	Slab Ranch
Model	Residential
Grade:	Above Average

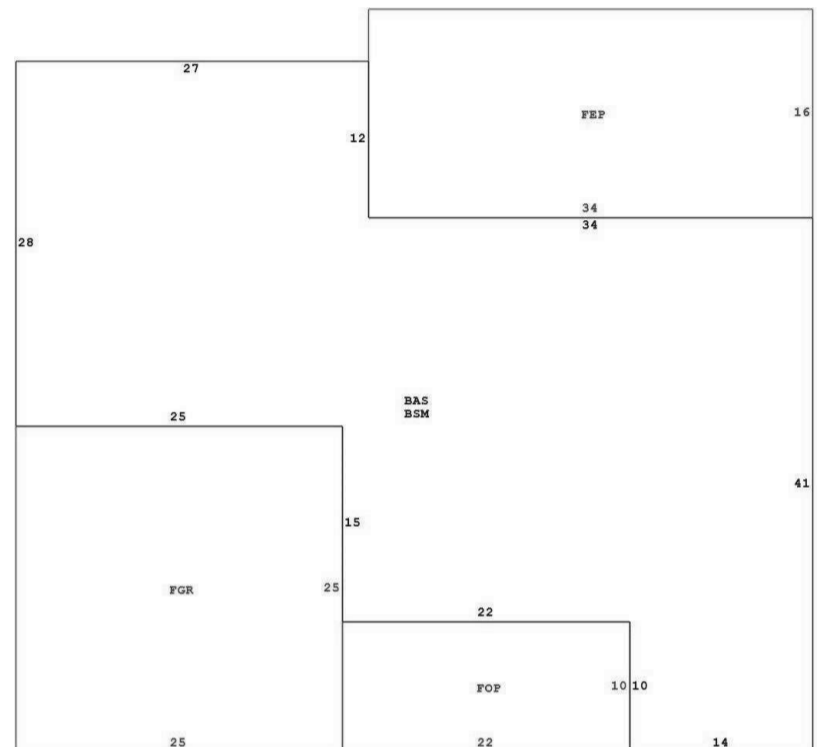
Stories:	1 Story
Occupancy:	1
Primary Siding:	Brick/Masonry
Secondary Siding:	
Roof Structure:	Hip
Roof Cover:	Asphalt Shingle
Primary Walls:	Drywall
Secondary Walls:	
Primary Floors:	Average
Secondary Floors:	
Heat Fuel:	Gas
Heat Type:	FWA
Cooling Type:	Central Air Conditioning
Bedrooms:	3 Bedrooms
Bathroom(s):	2 Full Bathrooms
Half Bathroom(s):	1 Half Bathroom
Extra Fixtures:	
Rooms:	6 Total Rooms
Bath Style:	Average Bath(s)
Kitchen Style:	Average Kitchen
Extra Kitchen(s):	
Fireplace(s):	
Extra Opening(s):	
Gas Fireplace(s):	
FBM Sq. Feet:	0
FBM Quality:	
Foundation:	Poured Concrete
Bsmt Garage:	
Jacuzzi:	
Central Vacuum:	

### Building Photo



([https://images.vgsi.com/photos2/SwanseaMAPhotos/\0016\DSC06546\\_1](https://images.vgsi.com/photos2/SwanseaMAPhotos/\0016\DSC06546_1))

### Building Layout



(ParcelSketch.ashx?pid=54624&bid=54624)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,980	1,980
BSM	Basement	1,980	0
FEP	Finished Enclosed Porch	544	0
FGR	Garage	625	0
FOP	Open Framed Porch	220	0
		5,349	1,980

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

Use Code	1010
Description	Single Family
Zone	RR
Neighborhood	07
Alt Land Appr	No
Category	

#### Land Line Valuation

Size (Sqr Feet)	172497
Frontage	
Depth	
Assessed Value	\$202,000
Appraised Value	\$202,000

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			200.00 SF	\$3,000	1
SPL2	Ing Pool - Good			720.00 SF	\$13,000	1
SHD1	Shed			160.00 SF	\$2,000	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$379,000	\$202,000	\$581,000
2023	\$367,600	\$154,900	\$522,500
2022	\$332,200	\$143,200	\$475,400
2021	\$258,800	\$143,200	\$402,000
2020	\$263,600	\$143,200	\$406,800
2019	\$263,600	\$130,600	\$394,200
2018	\$255,100	\$128,900	\$384,000
2017	\$255,100	\$128,900	\$384,000
2016	\$267,500	\$114,600	\$382,100
2015	\$241,800	\$114,600	\$356,400

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