



Property Information Request Information Update Information

File#:	BS-X01693-3197663396	Requested Date:	07/17/2024	Update Requested:
Owner:	MANUEL ROSA	Branch:		Requested By:
Address 1:	437 MOUNT FAIR CIR	Date Completed:	07/30/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	SWANSEA, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Swansea Zoning Department there are no Code Violation cases on this property.

Collector: Town of Swansea Zoning Department
Payable: 68 Stevens Rd, Swansea, MA 02777
PH: 508-674-5731

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per Town of Swansea Building Department There are Multiple Open Permit on this Property. Please refer to the attached Document for More Information.

Collector: Town of Swansea Building Department
Payable: 68 Stevens Rd, Swansea, MA 02777
PH: 508-674-5731

SPECIAL ASSESSMENTS Per Town of Swansea Tax Collector there are no Special Assessments/liens on the property.

Collector: Town of Swansea Tax Collector
Payable: 81 Main St, Swansea, MA 02777
PH: (508) 674-5730

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO



UTILITIES

WATER

Account #: 4948
Payment Status: Paid
Status: Pvt & Non Lienable
Amount: \$0.00
Good Thru: 10/01/2024
Account Active: Yes
Collector: Town of Swansea Water District
Payable Address: 700 Wilbur Ave, Swansea, MA 02777
Business # (508) 672-9746

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

SEWER

THE HOUSE IS ON A COMMUNITY SEWER. ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

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

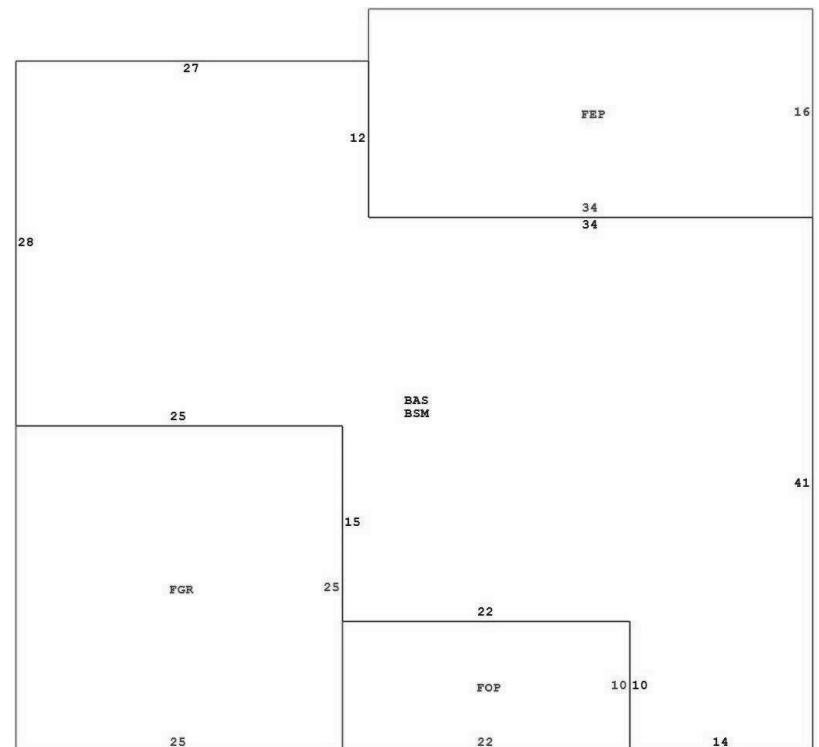
Stories:	1 Story
Occupancy:	1
Primary Siding:	Brick/Masonry
Secondary Siding:	
Roof Structure:	Hip
Roof Cover:	Asphalt Shingle
Primary Walls:	Drywall
Secondary Walls:	
Primary Floors:	Average
Secondary Floors:	
Heat Fuel:	Gas
Heat Type:	FWA
Cooling Type:	Central Air Conditioning
Bedrooms:	3 Bedrooms
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)

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

Assessment			
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2015	\$241,800	\$114,600	\$356,400

FW: Code/permit/Special assessment Request / 437 MOUNT FAIR CIRCLE

From: Jennifer Howard <jhoward@swanseama.gov>

Sent: Tuesday, July 23, 2024 12:32 AM

To:

Cc: Diane Pelland <dpelland@swanseama.gov>

Subject: RE: Code/permit/Special assessment Request / 437 MOUNT FAIR CIRCLE

Good Afternoon:

Listed below is a list of permits on record at the Building Department for the property located at 437 Mount Fair Circle, Swansea, MA

Building Permit- Woodstove – Issued December 1, 2003 – Final Inspection Done December 1, 2003

Building Permit – Storage Shed – Issued July 30, 1998

Building Permit- Demo Barn – Issued February 20, 1985

Gas Permit – Gas Furnace – Issued December 18, 2018 – Inspected December 11, 2018

Jennifer
