

Key: 3160

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.701

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WOLFE BRIAN WILLIAM 38 FOLSOM AVE E BRIDGEWATER, MA 02333				71-5-0				38 FOLSOM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WOLFE BRIAN WILLIAM				02/28/2019	QS	315,000	50853-092				
THE 38 FOLSOM AVE REALTY				12/14/2010	A	10	39404-283				
OLEARY ARTHUR L				09/08/1977	QS		4324-211				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-18-237	09/12/2018	51	FIELD REVIEW	7,200	03/10/2020	PW	0	0
		6	CYCL GROWTH		05/21/2019	SD	0	0
		3	ALTERATIONS		05/21/2019	SD	0	100
		6	CYCL GROWTH		10/20/2017	SD	0	0
		6	CYCL GROWTH		07/09/2014	LF	0	0

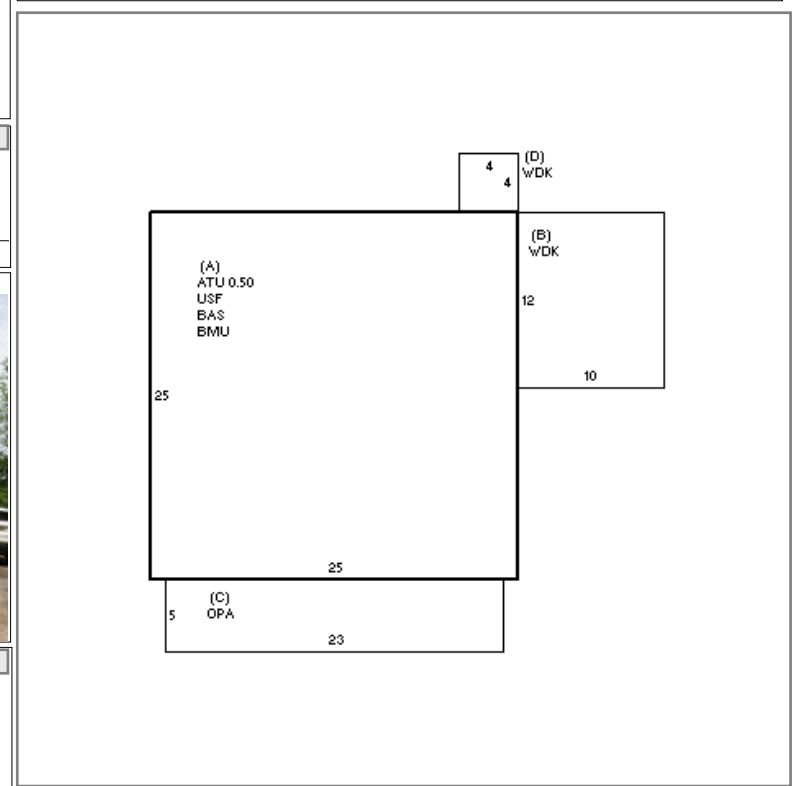
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,696	3	1.00	100	1.00	100	1.00	3	1.00		169,130

TOTAL	21,696 SF		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Ngh	RES 3		N O T E	T 11934/ PLAN 10-285			LAND	169,100	153,800
Inf1	FACTOR 100			BUILDING	193,100	182,700			
Inf2	PHY 100			DETACHED	2,500	2,300			
				OTHER	0	0			
				<b>TOTAL</b>	<b>364,700</b>	<b>338,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500

PHOTO 05/22/2019

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2019	SD
MODEL	1		RESIDENTIAL	LIST	6/5/2006	EST
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	275,886
NET AREA	1,250	DETAIL ADJ	0.950	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	625		45.53	28,454		
\$NLA(RCN)	\$221	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	A	BAS	L	BASE AREA	625	1900	188.49	117,808		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	625	1900	171.29	107,055		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	313		30.30	9,484		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	136		31.60	4,298		
				INT FINISH	99	N/A	1.00	C	OPA	N	OPEN PORCH	115		42.70	4,911		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	
ELECT	

EFF.YR/AGE	1972 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$193,100