

Key: 3163

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.704

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
77-79 FOLSOM AVE R E TRUST SILVA JEAN C TR 84 FOLSOM AVE E BRIDGEWATER, MA 02333				71-10-0				77 FOLSOM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
77-79 FOLSOM AVE R E TRUS				11/06/2020	A	100	53777-195				
77 FOLSOM AVE REALTY TRUS				01/31/2017	A	100	48063-145				
SILVA JOHN L JR & JEAN C				11/01/2013	H	128,000	43784-209				

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	%
1951	04/22/2014	6	CYCL GROWTH	105,000	10/20/2017	SD	0	0
1819	11/27/2013	3	ALTERATIONS	62,000	12/15/2014	LF	0	100
		3	ALTERATIONS		05/06/2014	LF	30	0
		6	CYCL GROWTH		12/02/2012	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	35,496 3	1.00	100	1.00	188,000	1.18	100	1.00	3	1.00	181,030

DETAILED

TOTAL	35,496 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE C/W 30. PLAN 14-47 SUBDIVIDES PARCELS 10 & 30	LAND	181,000	164,700		
Inf1	FACTOR 100		BUILDING	455,900	430,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	636,900	594,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								10/24/2017



BUILDING	CD	ADJ	DESC	MEASURE	10/20/2017	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	584.467
NET AREA	2,921	DETAIL ADJ	1.019	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,900		33.59	63,820	CONDITION ELEM	CD
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	700	1915	137.76	96,430	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	525		30.30	15,908	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	528		69.29	36,584	KITCHEN	
				FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	138		74.40	10,267	BATHS	
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,021	1915	151.59	154,777	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	150		42.70	6,405	ELECT	
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	168		31.60	5,309		
				ARPUD	0		1.00	H	BAS	L	BASE AREA	1,200	2015	151.59	181,912		
				AFFORDABLE	0		1.00	F21	O		FPL 2S 1OP	1		6,819.00	6,819		
																EFF.YR/AGE	1996 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$455,900

