

Key: 3165

### Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.706

LEGALS

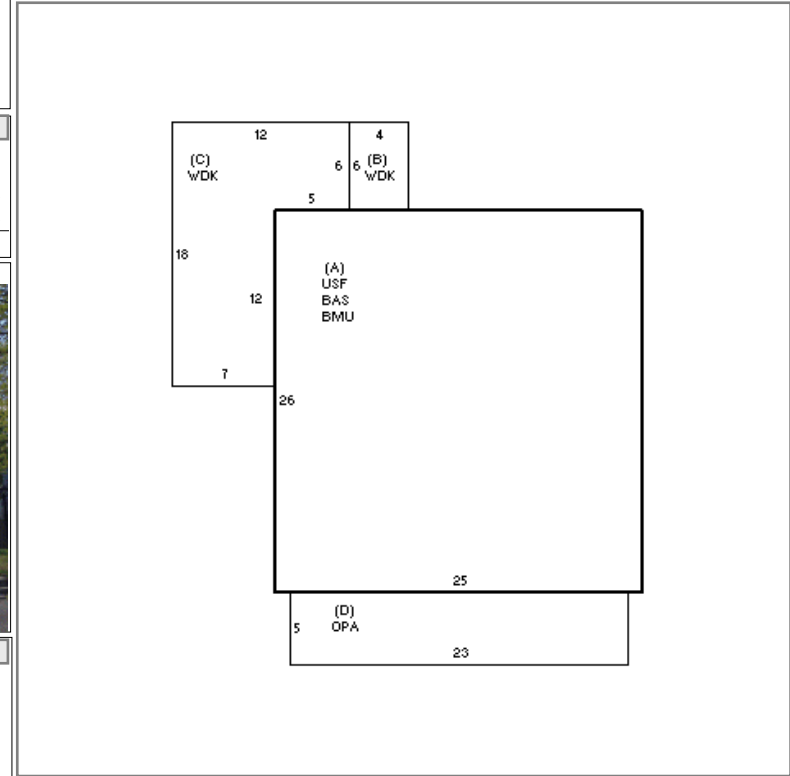
CURRENT OWNER				PARCEL ID				LOCATION			
MACFARLANE JOHN C & REESE AMY L 61 FOLSOM AVE E BRIDGEWATER, MA 02333				71-12-0				61 FOLSOM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				05/30/1986	QS		6812-326				

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	%
1781	10/31/2013	3	ALTERATIONS	800	05/06/2014	LF	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,500 3	1.00	100	1.00	188,000	2.78	100	1.00	3	1.00	162,050

TOTAL	13,500 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE T 14413	LAND	162,100	147,400	
Infl1	FACTOR 100		BUILDING	196,200	174,700	
Infl2	PHY 100		DETACHED	2,500	2,300	
			OTHER	0	0	
<b>TOTAL</b>				<b>360,800</b>	<b>324,400</b>	



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00 40 0.60			200	20.44	2,500	05/06/2014



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2014	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	0.95	COLONIAL [100%]	REVIEW	4/8/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	276,273
NET AREA	1,300	DETAIL ADJ	0.969	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	650		44.83	29,141		
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	BAS	L	BASE AREA	650	1930	189.06	122,886		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	650	1930	171.80	111,670		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	180		31.60	5,688		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	115		42.70	4,911		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$1,977
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1975 / 46
COND	29 29%
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$196,200