

Key: 3166

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.707

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MCKENZIE ELLEN B J & A REALTY TRUST 47 FOLSOM AVE E BRIDGEWATER, MA 02333				71-13-0				47 FOLSOM AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCKENZIE ELLEN B				01/09/2001	A	19245-037	1	
MCKENZI ARTHUR T & ELLEN				05/10/2000	QS	208,000	18510-128					
BOULDRY BURTON E SR & MAR				08/26/1965	QS	3233-252	3233-252					

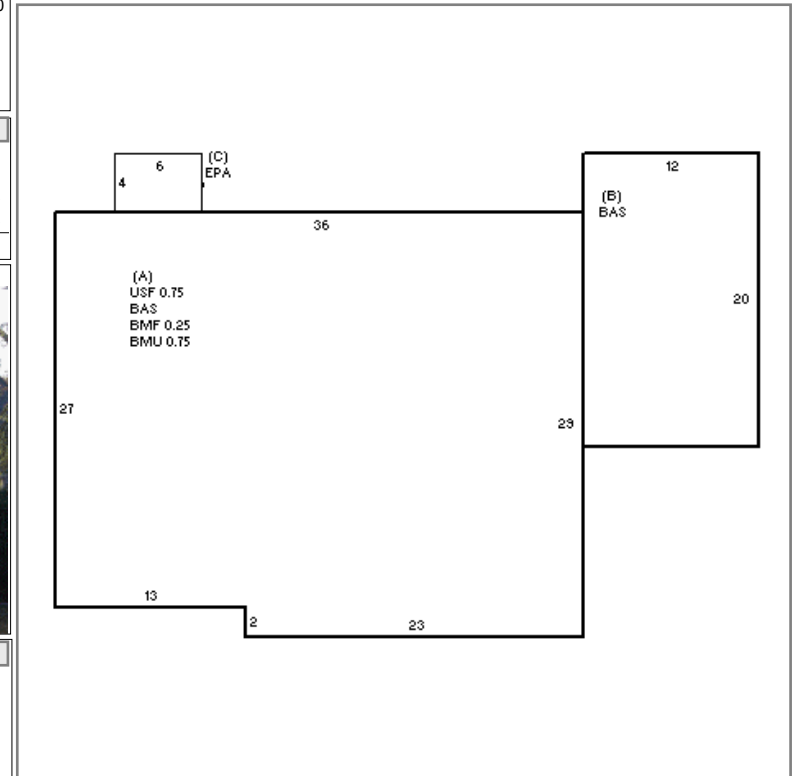
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
61789	01/14/2016	3	ALTERATIONS	7,800	02/10/2016	SD	0	0
	08/20/2013	6	CYCL GROWTH		07/02/2013	LF	0	0
		6	CYCL GROWTH		10/11/2006		0	0
		6	CYCL GROWTH		10/13/2000		0	0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	43,560 3	1.00	100	1.00	100	1.00	188,000	1.00	100	1.00	3	188,000
300	A	0.850 3	1.00	100	1.00	100	1.00	5,700	1.00	100	1.00	ELP	4,850

DETACHED

TOTAL	1.850 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3		N O T E	C/W 25,26,28		LAND	192,900	175,400
Inf1	FACTOR 100			BUILDING	194,000	172,700		
Inf2	PHY 100			DETACHED	8,800	8,400		
				OTHER	0	0		
				TOTAL	395,700	356,500		



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/15/2014
IPV	A	1.00	30 0.70	1990	648	19.48	8,800		

BUILDING	CD	ADJ	DESC	MEASURE	2/10/2016	SD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			
STYLE	4	1.00	CAPE [100%]	REVIEW	4/8/2013	ER	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

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YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	387,925
NET AREA	2,022	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	764		38.66	29,533		
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	255		54.36	13,863		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	764	1949	154.73	118,216		
STORIES	1.75		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,258	1949	170.28	214,206		
ROOMS	8		1.00	FLOOR COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	24		74.42	1,786		
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
BATHROOMS	1		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03										
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	5	\$3,502		ARPUD	0		1.00										
# UNITS	1		1.00	AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$194,000