

Key: 3167

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 2.708

LEGAL

LAND

DETACHED

BUILDING

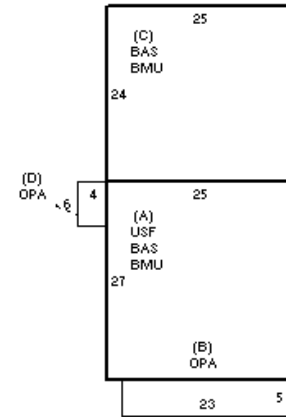
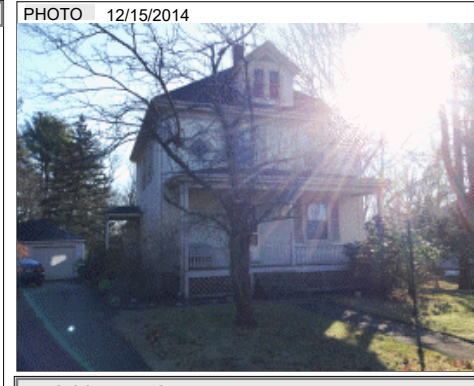
CURRENT OWNER				PARCEL ID				LOCATION			
41 FOLSOM AVE REALTY TRUST SILVA JEAN C 84 FOLSOM AVE E BRIDGEWATER, MA 02333				71-14-0				39 FOLSOM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
41 FOLSOM AVE REALTY TRUS CORKUM ANN J				01/31/2017	N	210,000	48063-141				
				10/01/1967	QS		3398-595				

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	%
		6	CYCL GROWTH		02/02/2015	PW	0	0
		6	CYCL GROWTH		04/01/2014	LF	0	0
		6	CYCL GROWTH		10/11/2006		0	0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	N O T E	T 8924	LAND	162,100	147,400
Inf1	FACTOR 100			BUILDING	179,000	176,000
Inf2	PHY 100			DETACHED	10,400	9,900
				OTHER	0	0
				TOTAL	351,500	333,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50			360	57.85	10,400



BUILDING	CD	ADJ	DESC	MEASURE	2/2/2015	PW
MODEL	1		RESIDENTIAL	LIST REVIEW	4/8/2013	ER
STYLE	7	0.90	CONVENTIONAL [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,950	DETAIL ADJ	0.936
\$NLA(RCN)	\$184	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,182	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,275		36.47	46,499
+	BAS	L	BASE AREA	1,275	1910	156.53	199,575
A	USF	L	UPPER STORY FIN	675	1910	142.24	96,013
+	OPA	N	OPEN PORCH	139		42.70	5,935
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	358,023
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	\$179,000