Key: 3512

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,018

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MEIGHAN STEPHEN A JR & CAROL S 43 BALSAM AVE E BRIDGEWATER, MA 02333	79-35-0	43 BALSAM AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MEIGHAN STEPHEN A JR & CA	01/23/1996	QS	155,000	14094-159
GINSBERG PETER	03/25/1993	A	1	11728-014
GINSBERG PETER & CHERYL A	06/23/1978	QS		4476-393

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

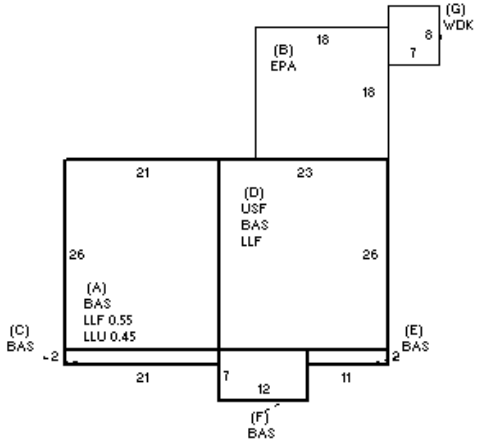
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-21-35	02/02/2021	3	ALTERATIONS	9,350			0	0
		6	CYCL GROWTH		08/18/2015	SD	0	0
	08/19/2013	6	CYCL GROWTH		08/19/2013	LF	0	0
		6	CYCL GROWTH		09/09/2009	SLB	0	0
35	05/21/2003	2	ADDITIONS		03/31/2005	KB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,355	3 1.00	100 1.00	100 1.00	188,000	1.35	100 1.00	3 1.00			176,600

TOTAL	30,361 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 2/ T 12149		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	176,600	160,600
BUILDING	327,500	298,900
DETACHED	31,100	29,600
OTHER	0	0
TOTAL	**535,200**	**489,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90			624	50.95	28,600
SHF	A 1.00	40 0.60			200	20.44	2,500

PHOTO 08/20/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.05	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/18/2015	SD
LIST		
REVIEW	4/10/2013	ER

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,890	DETAIL ADJ	1.081
$NLA(RCN)	$237	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$6,616
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	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	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	246		58.89	14,488
B	EPA	N	ENCLOSED PORCH	324		74.40	24,106
+	BAS	L	BASE AREA	1,208	1970	159.31	192,447
+	LLF	N	LOWER LEVEL FIN	898		114.04	102,409
D	USF	L	UPPER STORY FIN	598	2003	144.77	86,572
F	BAS	L	BASE AREA	84	2003	159.31	13,382
G	WDK	N	WOOD DECK	56		31.61	1,770
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	448,609
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 41		
COND	27	27 %	
FUNC	0		
ECON	0		
DEPR	27	% GD	73
RCNLD	$327,500		