Key: 3514

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,020

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HARRIS PAULA M 50 BALSAM AVE E BRIDGEWATER, MA 02333	79-37-0	50 BALSAM AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARRIS PAULA M	11/25/2019	QS	375,000	52005-324
RICE JAMES	04/03/2017	H	1	48274-069
RICE JAMES & KRISTEN	11/21/2003	QS	309,900	27076-196

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

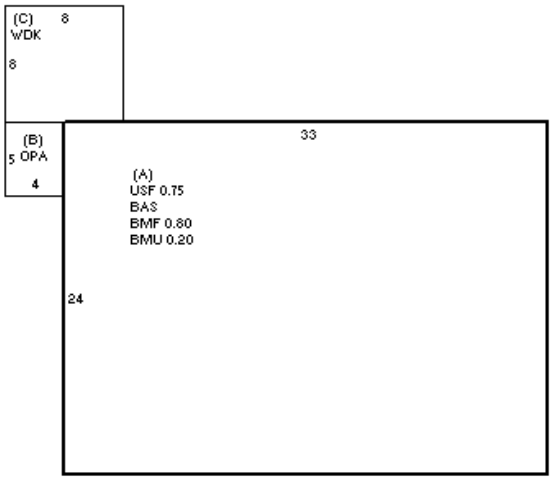
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
BP-19-256	07/30/2019	6	CYCL GROWTH	17,500	06/18/2020	SLB	100	100
		5	SPLIT/SUB		06/12/2017	SLB	0	0
13	03/15/2016	3	ALTERATIONS	3,029			0	0
		6	CYCL GROWTH		08/19/2015	SD	0	0
	08/19/2013	6	CYCL GROWTH		08/09/2013	SLB	0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,000	3 1.00	100 1.00	100 1.00	188,000	1.40	100 1.00	3 1.00			175,440

TOTAL	29,000 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	T 11274		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	175,400	159,600
BUILDING	226,200	194,400
DETACHED	2,500	2,300
OTHER	0	0
TOTAL	**404,100**	**356,300**



DETACHED

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

PHOTO 06/26/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.00	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/18/2020	SD
LIST	6/18/2020	SD
REVIEW	4/10/2013	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,386	DETAIL ADJ	1.000
$NLA(RCN)	$224	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,400
# 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	1	FORCED AIR	1.00
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	BMU	N	BSMT UNFINISHED	158		41.78	6,601
A	BMF	N	BSMT FINISH-SEP	634		58.76	37,251
A	BAS	L	BASE AREA	792	1972	189.88	150,383
A	USF	L	UPPER STORY FIN	594	1972	172.55	102,493
B	OPA	N	OPEN PORCH	20		42.70	854
C	WDK	N	WOOD DECK	64		31.59	2,022
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	309,823
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		$226,200