Key: 3515

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,021

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HANSBURY PATRICK F & JANET S 36 BALSAM AVE E BRIDGEWATER, MA 02333	79-38-0	36 BALSAM AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HANSBURY PATRICK F & JANE	05/30/1985	QS		6123-065
ABRUZZO JACQUELINE	05/05/1980	QS		4822-451
ABRUZZO RONALD S & JACQUE	04/13/1973	QS		3885-032

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

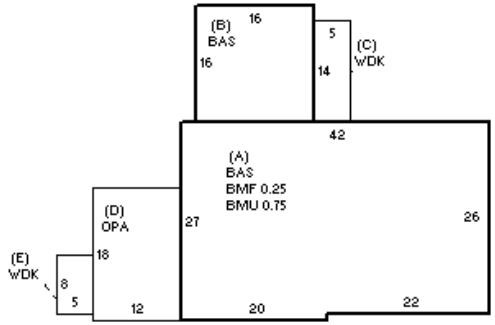
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
3454	11/16/2017	3	ALTERATIONS	3,729			0	0
		6	CYCL GROWTH		08/19/2015	SD	0	0
		6	CYCL GROWTH		07/03/2013	LF	0	0
		6	CYCL GROWTH		09/09/2009		0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,234	3 1.00	100 1.00	100 1.00	188,000	1.28	100 1.00	3 1.00			178,220

TOTAL	32,234 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE	LOT 20/ T 14020		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	178,200	162,100
BUILDING	236,700	217,900
DETACHED	0	0
OTHER	0	0
TOTAL	**414,900**	**380,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/20/2015

BLDG COMMENTS

BUILDING

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

MEASURE	8/19/2015	SD
LIST		
REVIEW	4/10/2013	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,368	DETAIL ADJ	1.030
$NLA(RCN)	$247	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,202
# 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	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	834		37.75	31,487
A	BMF	N	BSMT FINISH-SEP	278		53.09	14,760
+	BAS	L	BASE AREA	1,368	1972	196.65	269,018
+	WDK	N	WOOD DECK	110		31.60	3,476
D	OPA	N	OPEN PORCH	216		42.70	9,223
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN 338,183

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1972 / 49

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $236,700