

Key: 3864

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.328

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MELO ADRIANO F S/O LEAL VERA LUCIA 71 BALSAM AVE E BRIDGEWATER, MA 02333				89-8-0				71 BALSAM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEAL VERA LUCIA				10/17/2022	QS	595,000	57333-212				
MELO ADRIANO F				07/19/2019	QS	350,000	51388-93				
RECORD ERIKA				05/19/2006	QS	332,000	32711-150				

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-20-367	06/18/2020	2	ADDITIONS	13,100	04/12/2021	SD	80	100
57272	10/05/2015	3	ALTERATIONS	13,440	05/09/2016	SLB	100	100
		6	CYCL GROWTH		08/19/2015	SD	0	0
2600	08/04/2015	7	DETACHED BLD	1,200	05/09/2016	SLB	100	100
1807	11/20/2013	3	ALTERATIONS	3,222			100	0

LAND

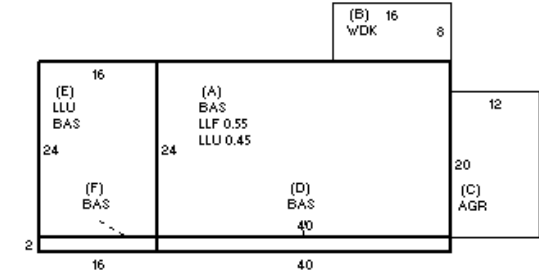
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,225 3	1.00	100	1.00	188,000	1.35	100	1.00	3	1.00	176,500

TOTAL	30,225 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 4		LAND	176,500	160,500
Inf1	FACTOR 100		BUILDING	267,300	203,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>443,800</b>	<b>364,000</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHP	-	0.90 NV	0.00 8 X 15	2015	120	18.40	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/12/2021	SLB
MODEL	1		RESIDENTIAL	LIST	4/12/2021	SLB
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	366,141
NET AREA	1,456	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	816		58.36	47,619		
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	528		113.00	59,662		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	128		31.60	4,045		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	240		89.23	21,414		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,040	1972	157.85	164,165		
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	416	2021	157.85	65,666		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CAPACITY		UNITS	ADJ
STORIES		1	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		5	\$3,570
# UNITS		1	1.00

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	\$267,300
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