

Key: 3868

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.332

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CURRENT OWNER				PARCEL ID				LOCATION			
DELORY FAMILY IRREVOC TRUST NEVULIS NICOLE J & DELORY PAUL J JR TR 127 BALSAM AVE E BRIDGEWATER, MA 02333				89-12-0				127 BALSAM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELORY FAMILY IRREVOC TRU				06/03/2021	A	100	55086-285				
DELORY PAUL J & JEAN N				03/16/1989	QS	162,500	9036-064				
NOLAN WILLIAM R JR & JANI				06/14/1974	QS	3995-168					

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	%
3406	09/18/2017	2	ADDITIONS	90,000	05/01/2018	SLB	100	100
3407	09/18/2017	2	ADDITIONS	25,500	05/01/2018	SLB	100	100
	07/23/2013	6	CYCL GROWTH		08/19/2015	SD	0	0
		6	CYCL GROWTH		08/19/2013		0	0
		6	CYCL GROWTH		09/09/2009	SLB	0	0

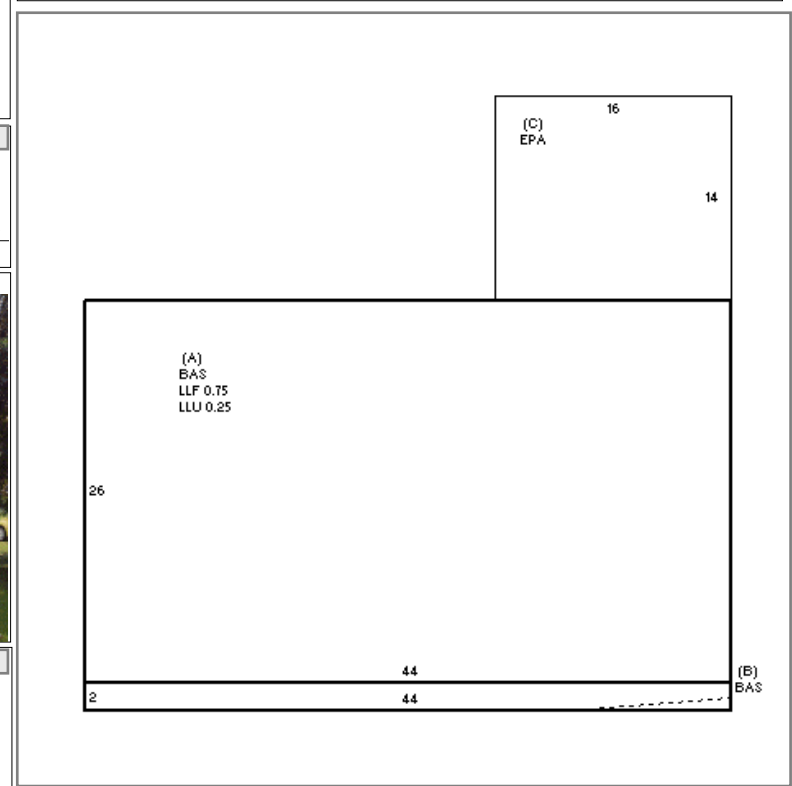
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,598 3	1.00	100	1.00	188,000	1.27	100	1.00	3	1.00	178,530

TOTAL	32,583 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	NOTE LOT 8...Special Permit Granted for detached garage.	LAND	178,500	162,400		
Inf1	FACTOR 100		BUILDING	262,700	224,600		
Inf2	PHY 100		DETACHED	39,200	37,300		
			OTHER	0	0		
			TOTAL	480,400	424,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60		200	20.44	2,500
DGF	A	1.00	10 0.90	28 X 30	2018	48.56	36,700



BUILDING	CD	ADJ	DESC	MEASURE	5/1/2018	SLB
MODEL	1		RESIDENTIAL	LIST		
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%]			



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YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	359,808
NET AREA	1,232	DETAIL ADJ	1.081	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	286		62.86	17,979		
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	858		121.72	104,440		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,232	1973	170.04	209,494		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	224		74.40	16,666		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				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										

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	\$262,700