

Key: 3873

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.334

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
BEUCAIRE PAUL R 106 BALSAM AVENUE E BRIDGEWATER, MA 02333				89-19-0				106 BALSAM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEUCAIRE PAUL R				08/28/2001	QS	258,000	20437-219				
RUSSO MARK D & LORIE				11/16/1998	QS	174,500	16820-070				
WINN LORRAINE A				08/20/1998	A	1	16520-264				

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-18-162	07/31/2018	3	ALTERATIONS	22,234			0 0
		6	CYCL GROWTH		08/19/2013	SD	0 0
		6	CYCL GROWTH		09/09/2009	SLB	0 0
18	05/05/2005	8	POOL	2,000	06/16/2005	SLB	100 100
175	08/11/2003	3	ALTERATIONS	2,000	04/12/2004	KB	50 50

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,000	3	1.00	100	1.00	100	1.00	3	1.00		175,440

TOTAL	29,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 15		LAND	175,400	159,600
Inf1	FACTOR 100		BUILDING	251,300	215,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>426,700</b>	<b>374,700</b>		

DETACHED

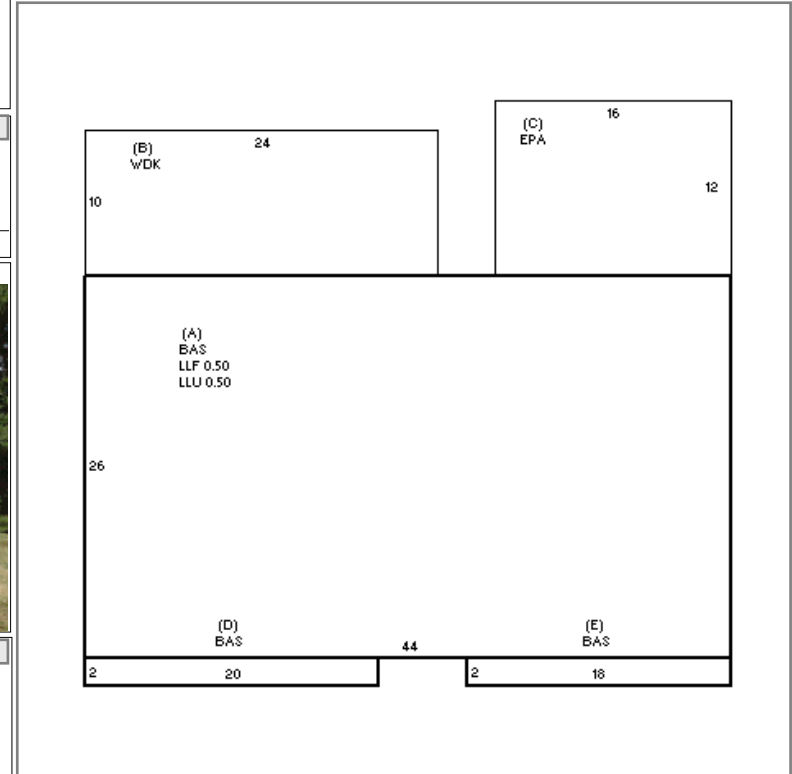
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/19/2013	SD
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%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,220	DETAIL ADJ	1.081
\$NLA(RCN)	\$282	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	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	572		62.93	35,998
A	LLF	N	LOWER LEVEL FIN	572		121.86	69,704
B	WDK	N	WOOD DECK	240		31.60	7,584
C	EPA	N	ENCLOSED PORCH	192		74.40	14,285
+	BAS	L	BASE AREA	1,220	1974	170.23	207,684
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	344,279
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	\$251,300