

Key: 3874

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.335

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
THE COLLINS REALTY TRUST COLLINS THOMAS F & DEBORAH J 92 BALSAM AVE E BRIDGEWATER, MA 02333				89-20-0				92 BALSAM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THE COLLINS REALTY TRUST				10/29/2014	A	10	44886-024				
COLLINS THOMAS F & DEBORAH				10/25/1993	QS	137,500	12321-341				
TRACY PETER A & JEAN C				05/16/1973	QS	3890-488					

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	%
480	07/02/2013	6	CYCL GROWTH		08/19/2015	SD	0	0
	11/24/2008	6	CYCL GROWTH		08/19/2013		0	0
		3	ALTERATIONS		05/07/2009		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	188,000	1.40	100	1.00	3	1.00	175,440

DETACHED

TOTAL	29,000 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 10735		LAND	175,400	159,600
Infl1	FACTOR 100		BUILDING	238,900	204,000		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	416,800	365,900		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/20/2015
SHF	A	1.00	40 0.60		200	20.44	2,500		

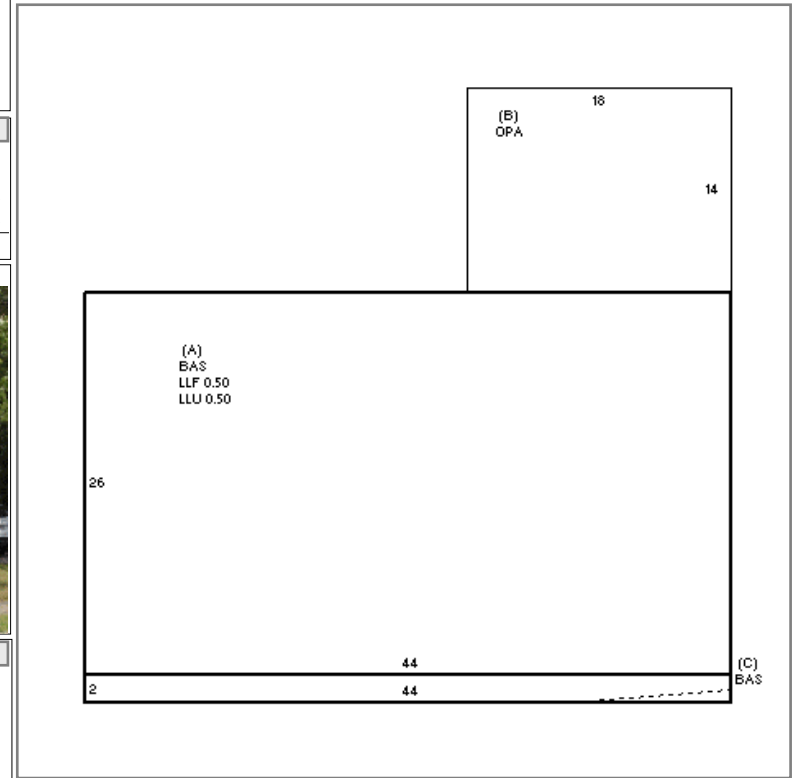
BUILDING	CD	ADJ	DESC	MEASURE	8/19/2015	SD
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.05	RAISED RANCH [100%]	REVIEW	4/15/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	327,193
NET AREA	1,232	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	572		61.06	34,927		
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	572		118.23	67,630		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	252		42.70	10,760		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,232	1974	165.17	203,487		
				FLOOR COVER	3	W/W CARPET	1.00		F21	O	FPL 2S 1OP	1		6,819.00	6,819		
				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										

CONDITION ELEM	CD	TOTAL RCN	327,193
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			

EFF.YR/AGE	1980 / 41
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73

RCNLD	\$238,900
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BLDG COMMENTS	per owner, new furnace 2013, new roof 2011
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