

Key: 3875

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.336

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
IVIL BRUCE A & TIMMERMANN SARA C 78 BALSAM AVE E BRIDGEWATER, MA 02333				89-21-0				78 BALSAM AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
IVIL BRUCE A & TIMMERMANN				03/26/2018	QS	335,000	49622-161				
EASTMAN MAURA E & JOYCE E				02/27/2013	A	100	42730-259				
EASTMAN MAURA E				08/11/2004	A	100	28843-106				

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	%
22-102	03/10/2022	2	ADDITIONS	26,000		SD		0
		99	OTHER		07/17/2019	PW		0
		99	OTHER		05/21/2018	SD		0
		6	CYCL GROWTH		08/19/2015	SD		0
	08/19/2013	6	CYCL GROWTH		10/08/2013	SD		0

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,185	3	1.00	100	1.00	100	1.00	3	1.00		175,590

TOTAL	29,185 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	LOT 17		LAND	175,600	159,700
Inf1	FACTOR 100		BUILDING	245,600	209,300		
Inf2	PHY 100		DETACHED	53,200	0		
			OTHER	0	0		
			TOTAL	474,400	369,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 32 X 40	2022	1,280	46.16	53,200

PHOTO 08/20/2015



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2018	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	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,232	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	286		61.06	17,463
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	N	LOWER LEVEL FIN	858		118.23	101,445
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,232	1972	165.17	203,487
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	160		31.60	5,056
				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	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	336,412	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			\$245,600

