Key: 7235 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 5,336

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONROY ROBERT C & MARGARET M **105 N FOLSOM AVE** **E. BRIDGEWATER, MA 02333**	**81-34-7-0**	**105 N FOLSOM AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONROY ROBERT C & MARGARE	10/03/2005	QS	266,335	31452-128
BROWN BUILDERS INC	08/26/2005	R	75,000	31220-331
BROWN DONALD D JR & BUSH	10/25/1999			17978-280

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

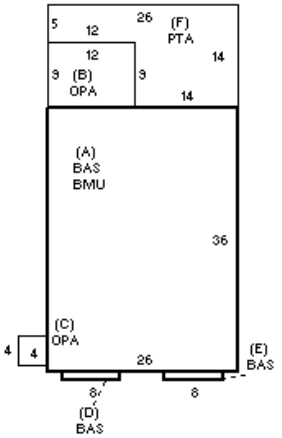
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH		06/24/2013	LF	0	0
105	06/13/2005	1	NEW CONST	110,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,254	1 1.00	100 1.00	100 1.00	122,200	5.00	100 1.00	8 0.65			101,830

TOTAL	7,254 SF	ZONING		FRNT	0
Ngh	RES 1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	101,800	92,600
BUILDING	230,900	215,000
DETACHED	0	0
OTHER	0	0
TOTAL	**332,700**	**307,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/09/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/24/2013	LF
LIST	2/10/2006	EST
REVIEW	5/13/2013	ER

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	952	DETAIL ADJ	1.030
$NLA(RCN)	$289	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,101
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	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	BMU	N	BSMT UNFINISHED	936		39.63	37,091
+	OPA	N	OPEN PORCH	124		42.70	5,295
+	BAS	L	BASE AREA	952	2005	232.36	221,204
F	PTA	N	PATIO	256		12.50	3,200
	F11	O	FPL 1S 1OP	1		6,017.00	6,017

TOTAL RCN	274,908
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2005 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$230,900