

Key: 3609

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.113

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIRTLE CHRISTINE & TUCKER JOSEPH				81-37-0				51 WILDWOOD AV			
51 WILDWOOD AV E. BRIDGEWATER, MA 02333				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				HIRTLE CHRISTINE & TUCKER		12/27/2005	O	334,500	31974-062		
				LYDON BRIAN J		04/27/2005	R	235,000	30416-020		
				PAIVA CHRISTINE		07/30/1985	QS		6223-292		

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	%
13		6	CYCL GROWTH		09/10/2021	SD	0	0
	08/07/2013	6	CYCL GROWTH		07/01/2013	SLB	0	0
		6	CYCL GROWTH		06/10/2006		0	0
	05/02/2005	2	ADDITIONS	40,000	06/10/2005	SLB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	7,840	3	1.00	100	1.00	100	1.00	188,000	4.64	100	1.00	3	1.00		157,170

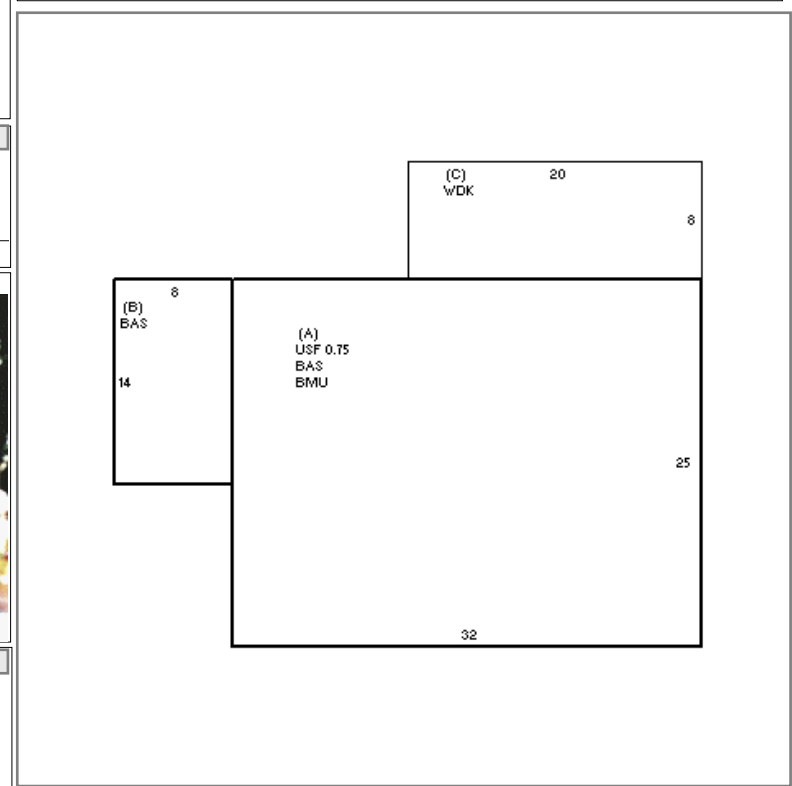
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
7,841 SF	RES 3	0	LAND	157,200	143,000
	Factor 100		BUILDING	263,300	228,000
	PHY 100		DETACHED	0	0
			OTHER	0	0
			TOTAL	420,500	371,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2021	SD
MODEL	1		RESIDENTIAL	LIST	9/10/2021	SD
STYLE	4	1.00	CAPE [100%]	REVIEW	4/11/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS



YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	309,753
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	800		41.64	33,312	CONDITION ELEM	CD
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	600	2005	166.69	100,014	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	912	1900	183.43	167,291	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	160		31.60	5,056	KITCHEN	
				FLOOR COVER	99	N/A	1.00									BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	
				FUEL SOURCE	2	GAS	1.00										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

EFF. YR/AGE	2006 / 15	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$263,300	