

Key: 3619

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3.124

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PACKARD EDGAR L & SHIRLEY A S/O CAVAGNARO THOMAS JOHN 257 CATHERINE RD HANSON, MA 02766				81-47-0				29 WILDWOOD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAVAGNARO THOMAS JOHN				10/07/2022	H	270,000	57310-186				
PACKARD EDGAR L & SHIRLEY				11/13/1969	QS		3560-522				

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		09/10/2021	SD	0	0
		6	CYCL GROWTH		07/02/2013		0	0

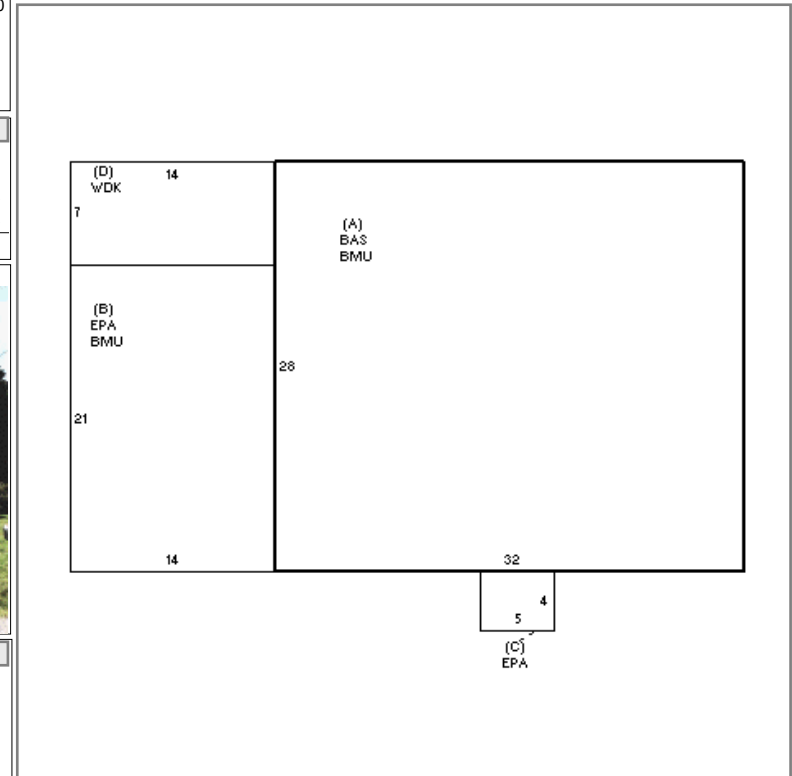
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,560 3	1.00	100	1.00	188,000	1.00	100	1.00	3		188,000
300	A	0.058 3	1.00	100	1.00	5,700	1.00	100	1.00	ELP		330

TOTAL	1.058 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 3	N O T E	T 9467	C/W 81/16	LAND	188,300	171,300
Inf1	FACTOR 100		LAND	117,000	BUILDING	117,000	115,200
Inf2	PHY 100		OTHER	2,500	DETACHED	2,500	2,300
			OTHER	0	OTHER	0	0
					TOTAL	307,800	288,800

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2021	SD
MODEL	1		RESIDENTIAL	LIST	9/10/2021	SD
STYLE	7	0.90	CONVENTIONAL [100%]	REVIEW	4/11/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	896	DETAIL ADJ	0.918
\$NLA(RCN)	\$297	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,873	
# UNITS	1	1.00	

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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,190		37.09	44,142
A	BAS	L	BASE AREA	896	1952	213.65	191,428
+	EPA	N	ENCLOSED PORCH	314		74.40	23,362
D	WDK	N	WOOD DECK	98		31.60	3,097
	BMG	O	BSMT GARAGE	1		2,063.00	2,063

TOTAL RCN	265,965
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1955 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$117,000