Key: 3638

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 3,143

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DIAS HOLLY A 10 WILDWOOD AVENUE E. BRIDGEWATER, MA 02333	81-69-0	10 WILDWOOD AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DIAS HOLLY A	08/29/2005	A	100	31229-308
DIAS ANDREW J & HOLLY A	08/18/1997	D	158,500	15406-197
GRABAU PHILIP	07/28/1995	S	28,700	13721-179

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		04/14/2014	SLB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,878	3 1.00	100 1.00	100 1.00	188,000	1.45	100 1.00	3 1.00			174,460

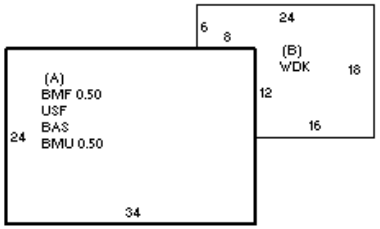
TOTAL	27,878 SF	ZONING		FRNT	0
Ngh	RES 3	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	174,500	158,700
BUILDING	276,000	246,000
DETACHED	0	0
OTHER	0	0
TOTAL	**450,500**	**404,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/14/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	0.95	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/14/2014	SLB
LIST		
REVIEW	4/11/2013	ER

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	1,632	DETAIL ADJ	0.978
$NLA(RCN)	$204	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,325
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	408		41.36	16,876
A	BAS	L	BASE AREA	816	1997	174.12	142,078
A	USF	L	UPPER STORY FIN	816	1997	158.22	129,110
A	BMF	N	BSMT FINISH-SEP	408		58.17	23,733
B	WDK	N	WOOD DECK	336		31.60	10,618
	F21	O	FPL 2S 1OP	1		6,819.00	6,819

TOTAL RCN	332,559
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2004 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$276,000