

Situs : 14 REVERE ST

Parcel ID: 054-092

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

DEANDRDE JOAO
35 BAIROS LANE
TAUNTON MA 02780

GENERAL INFORMATION

Living Units	2
Neighborhood	40
Alternate ID	1
Vol / Pg	47948/312
District	
Zoning	R1C
Class	Residential

Property Notes



054-092 03/18/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,326			91,120

Total Acres: .1682
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	91,100	91,100	0	87,500
Building	434,100	540,400	0	375,500
Total	525,200	631,500	0	463,000

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/13/20	JR	Field Review	Other
12/15/16	CP	Field Review	Other
08/08/16	JPO	Entry Gained	Ow ner

Permit Information

Date Issued	Number	Price	Purpose		% Complete
06/10/16	64843	5,000	OTHER	Foundation Repair	100
01/22/16	B63953	18,000	INT IMPR	Dryw all Repair, Sand Floors, Kitch	
01/21/16	B63947	10,000	NEW FURN		100
12/15/15	B63762	7,000	BLDG	Roof + Doors	100
01/01/12	1	0	BLDG	Carryover	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/29/16	100	Land + Bldg	Transfer Of Convenience	47948/312	Quit Claim	DEANDRDE JOAO
11/25/15	180,000	Land + Bldg	Repossession	46315/346	Foreclosure	DEANDRDE JOAO
08/12/13	9,851	Land + Bldg	Sale After Foreclosure	43475/135		
12/18/09	69,000	Land + Bldg	Repossession	38043/126		
11/02/06	1	Land + Bldg	Transfer Of Convenience	33623/261		
06/20/05	100	Land + Bldg	Transfer Of Convenience	30748/281		
05/31/05	445,000	Land + Bldg	Sold Twice In Same Year	30629/121		
05/05/03	350,000	Land + Bldg	Valid Sale	25026/172		

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Dwelling Information

Style	Two Family	Year Built	1912
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	2016
Exterior Walls	Stucco	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	2
Kitchens		Extra Fixtures	
Total Rooms	12		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

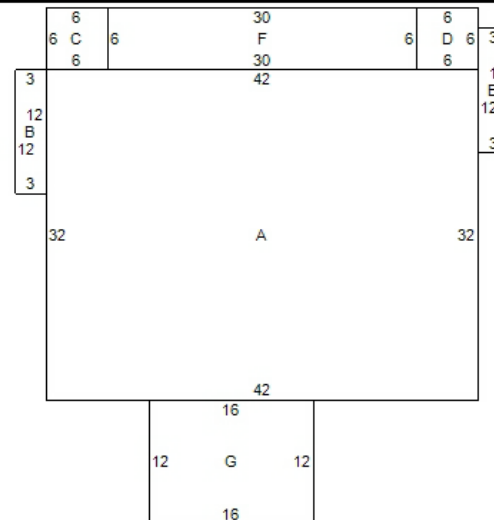
Grade & Depreciation

Grade	B	Market Adj	
Condition	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	525,959	% Good	67
Plumbing	25,374	% Good Override	
Basement	29,912	Functional	
Heating	14,339	Economic	
Attic	32,201	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	627,790	Additions	69,750
Ground Floor Area	1,344		
Total Living Area	3,343	Dwelling Value	532,430

Building Notes



ID	Code	Description	Area
A		Main Building	1344
B	50/15	BSMT/FBAY	36
C	11	OFF	36
D	11	OFF	36
E	50/15	BSMT/FBAY	36
F	50/10	BSMT/1SFR	180
G	11/31	OFF/WDK	192
H	RG1	GARAGE - WD/CB	480*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	480	480	1	1925	C	A	7,920

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1	50	15			11,790	5	50	10			33,100
2			11		1,810	6		11	31		9,450
3			11		1,810						
4	50	15			11,790						