

|   |         |                    |   |                     |            |              |  |                           |  |
|---|---------|--------------------|---|---------------------|------------|--------------|--|---------------------------|--|
| Situs : 158 BELMONT ST  |         | Parcel ID: 057-024 |   | Class : Tw o-Family |            | Card: 1 of 1 |  | Printed: October 27, 2020 |  |
| CURRENT OWNER   |         |                    | GENERAL INFORMATION   |                     |            |              |  |                           |  |
| DESILVA WAYNE<br>AND MARTHA DESILVA<br>20 WILDWOOD PL<br>BRIDGEWATER MA 02324 |         |                    | Living Units 2<br>Neighborhood 120<br>Alternate ID 11-1<br>Vol / Pg 13543/00073<br>District<br>Zoning C1<br>Class Residential |                     |            |              |  |                           |  |
| Property Notes  |         |                    |   |                     |            |              |  |                           |  |
|   |         |                    |   |                     |            |              |  |                           |  |
| Land Information  |         |                    |   |                     |            |              |  |                           |  |
| Type  |         | Size               | Influence Factors   | Influence %         | Value      |              |  |                           |  |
| Primary   | SF      | 4,442              |   |                     | 74,690     |              |  |                           |  |
| Total Acres: .102<br>Spot: Location:  |         |                    |   |                     |            |              |  |                           |  |
| Assessment Information  |         |                    |   |                     |            |              |  |                           |  |
|   |         | Appraised          | Cost  | Income              | Prior      |              |  |                           |  |
| Land  |         | 74,700             | 74,700  | 0                   | 70,800     |              |  |                           |  |
| Building  |         | 357,600            | 370,000   | 0                   | 300,700    |              |  |                           |  |
| Total   |         | 432,300            | 444,700   | 0                   | 371,500    |              |  |                           |  |
| Manual Override Reason  |         |                    |   |                     |            |              |  |                           |  |
| Base Date of Value  |         |                    |   |                     |            | 1/1/2020     |  |                           |  |
| Effective Date of Value   |         |                    |   |                     |            | 1/1/2020     |  |                           |  |
| Value Flag MARKET APPROACH  |         |                    |   |                     |            |              |  |                           |  |
| Gross Building:   |         |                    |   |                     |            |              |  |                           |  |
| Permit Information  |         |                    |   |                     |            |              |  |                           |  |
| Date Issued   | Number  | Price              | Purpose   |                     | % Complete |              |  |                           |  |
| 10/10/00  | 33624   | 20,000             | BLDG  | Sprinkler Syste     | 100        |              |  |                           |  |
| 08/12/97  | 27854   | 10,000             | BLDG  | Wndw s, Siding      | 100        |              |  |                           |  |
| Sales/Ownership History   |         |                    |   |                     |            |              |  |                           |  |
| Transfer Date   | Price   | Type               | Validity  | Deed Reference      | Deed Type  | Grantee      |  |                           |  |
| 08/12/97  | 129,900 | Land + Bldg        | Valid Sale  |                     |            |              |  |                           |  |

**Situs : 158 BELMONT ST**

**Parcel Id: 057-024**

**Class: Two-Family**

Card: 1 of 1

Printed: October 27, 2020

## Dwelling Information

|                |             |                |      |
|----------------|-------------|----------------|------|
| Style          | Tw o Family | Year Built     | 1869 |
| Story height   | 2           | Eff Year Built |      |
| Attic          | Unfin       | Year Remodeled |      |
| Exterior Walls | Al/Vinyl    | Amenities      |      |
| Masonry Trim   | x           |                |      |
| Color          | Gray        | 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   | Basic | Stacks   |
| Fuel Type   | Oil   | Openings |
| System Type | Steam | Pre-Fab  |

## Room Detail

|               |    |                |    |
|---------------|----|----------------|----|
| Bedrooms      | 4  | Full Baths     | 2  |
| Family Rooms  |    | Half Baths     |    |
| Kitchens      |    | Extra Fixtures |    |
| Total Rooms   | 8  |                |    |
| Kitchen Type  |    | Bath Type      |    |
| Kitchen Remod | No | Bath Remod     | No |

## Adjustments

|                   |      |                                  |
|-------------------|------|----------------------------------|
| Int vs Ext        | Same | Unfinished Area<br>Unheated Area |
| Cathedral Ceiling | x    |                                  |

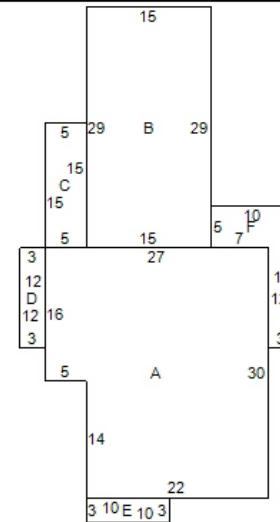
## Grade & Depreciation

|               |         |            |
|---------------|---------|------------|
| Grade         | C+      | Market Adj |
| Condition     | Good    | Functional |
| CDU           | AVERAGE | Economic   |
| Cost & Design | 10      | % Good Ovr |
| % Complete    |         |            |

## Dwelling Computations

|                   |         |                 |         |
|-------------------|---------|-----------------|---------|
| Base Price        | 318,405 | % Good          | 62      |
| Plumbing          | 9,787   | % Good Override |         |
| Basement          | 18,108  | Functional      |         |
| Heating           | 0       | Economic        |         |
| Attic             | 7,797   | % Complete      |         |
| Other Features    | 0       | C&D Factor      | 10      |
|                   |         | Adj Factor      | 1       |
| Subtotal          | 354,100 | Additions       | 128,470 |
| Ground Floor Area | 740     |                 |         |
| Total Living Area | 2,502   | Dwelling Value  | 369,970 |

## Building Notes



| ID | Code     | Description    | Area |
|----|----------|----------------|------|
| A  |          | Main Building  | 740  |
| B  | 50/10/10 | BSMT/1SFR/1SFR | 435  |
| C  | 11/31    | OPF/WDK        | 75   |
| D  | 50/15    | BSMT/FBAY      | 36   |
| E  | 50/15    | BSMT/FBAY      | 30   |
| F  | 50/10    | BSMT/1SFR      | 86   |

## Outbuilding Data

| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------|--------|--------|------|-----|--------|-------|-----------|-------|
|------|--------|--------|------|-----|--------|-------|-----------|-------|

### 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  | 10  | 10  |     | 89,780 | 5      | 50  | 10  |     |     | 16,310 |
| 2      |     | 11  | 31  |     | 3,970  |        |     |     |     |     |        |
| 3      | 50  | 15  |     |     | 9,670  |        |     |     |     |     |        |
| 4      | 50  | 15  |     |     | 8,740  |        |     |     |     |     |        |