

Situs : 120 RIVERVIEW ST

Parcel ID: 128-300

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

120 RIVERVIEW LLC
58 WASHINGTON ST
EAST BRIDGEWATER MA 02333

GENERAL INFORMATION

Living Units 3
Neighborhood 250
Alternate ID 14
Vol / Pg 48017/219
District
Zoning R1C
Class Residential

Property Notes



128-300 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,150		88,640

Total Acres: .1641
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	88,600	88,600	0	78,200
Building	339,400	377,000	0	305,700
Total	428,000	465,600	0	383,900

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
09/10/20	AW	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/19/16	65729	8,000	HVAC	100
08/18/16	65337	50,000	KITCHEN 3 New Kitchens And Baths	100
05/16/16	64632	3,500	ROOF/NEW	100
01/17/02	36066	5,650	BLDG Rip & Rep Roof	100
02/23/00	32227	4,700	BLDG R & R 1 Side Of	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/18/17	1	Land + Bldg	Transfer Of Convenience	48017/219	Quit Claim	120 RIVERVIEW LLC
05/12/16	180,000	Land + Bldg	Outlier-Written Desc Needed	46914/266	Quit Claim	MACY CHARLES
02/05/08	255,000	Land + Bldg	Valid Sale	35573/243		
11/09/04	425,000	Land + Bldg	Valid Sale	29437/4		
01/27/03		Land + Bldg	Transfer Of Convenience	24033/299		
11/21/01		Land + Bldg	Transfer Of Convenience	20943/349		
07/26/01		Land + Bldg	Transfer Of Convenience	20250/302		
01/02/98		Land + Bldg	Transfer Of Convenience	15781/233		
07/02/97	82,750	Land + Bldg	To/From Government	15296/97		
03/04/97	159,480	Land + Bldg	To/From Government			

Situs : 120 RIVERVIEW ST	Parcel Id: 128-300	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
---------------------------------	---------------------------	----------------------------	---------------------	----------------------------------

Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	482,145	% Good	62
Plumbing	19,574	% Good Override	
Basement	22,070	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	523,790	Additions	19,780
Ground Floor Area	1,011		
Total Living Area	2,582	Dwelling Value	377,010
Building Notes			

		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1011</td> </tr> <tr> <td>B</td> <td>11/11</td> <td>OFF/OFF</td> <td>65</td> </tr> <tr> <td>C</td> <td>50/15/15</td> <td>BSMT/FBAY/FBAY</td> <td>27</td> </tr> <tr> <td>D</td> <td>31</td> <td>WDK</td> <td>40</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	1011	B	11/11	OFF/OFF	65	C	50/15/15	BSMT/FBAY/FBAY	27	D	31	WDK	40
ID	Code	Description	Area																			
A		Main Building	1011																			
B	11/11	OFF/OFF	65																			
C	50/15/15	BSMT/FBAY/FBAY	27																			
D	31	WDK	40																			
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																	
1		11	11		4,090																	
2	50	15	15		14,760																	
3		31			930																	