

195 KING JAMES BOULEVARD

Location 195 KING JAMES BOULEVARD

Mblu 80 / / 202 / 0 /

Acct# 90000991

Owner VALENCIA JUAN CARLOS &
BIANCA A

Assessment \$610,000

PID 6485

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$479,200	\$130,800	\$610,000

Owner of Record

Owner VALENCIA JUAN CARLOS & BIANCA A
Co-Owner
Address 195 KING JAMES BLVD
TAUNTON, MA 02780

Sale Price \$149,900
Certificate
Book & Page 4402/239
Sale Date 03/01/1990
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VALENCIA JUAN CARLOS & BIANCA A	\$149,900		4402/239	00	03/01/1990

Building Information

Building 1 : Section 1

Year Built: 1989
Living Area: 1,571
Replacement Cost: \$228,989
Building Percent Good: 80
**Replacement Cost
Less Depreciation:** \$183,200

Building Attributes	
Field	Description
Style:	Raised Cape
Model	Residential
Grade:	C+
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapb/Wd Shing
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Comp Shingle
Interior Wall 1	Drywall/Plaste

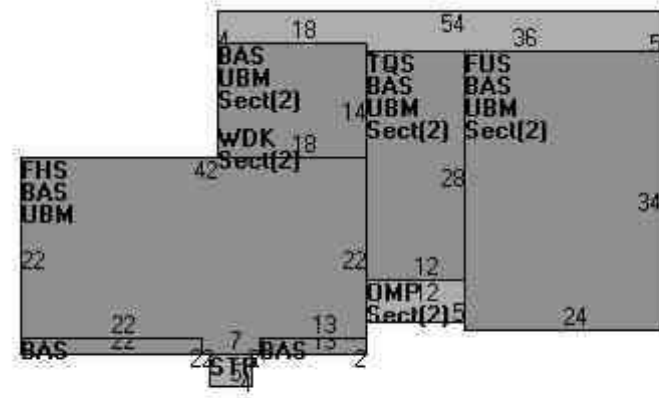
Building Photo



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Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos2/TauntonMAPhotos/Sketches/6485_4531)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
FHS	Half Story, Finished	938	563
FB2	Bsmt FBLA	500	0
STP	Stoop	20	0
UBM	Basement, Unfinished	438	0
		2,904	1,571

Building 1 : Section 2

Year Built: 2007
Living Area: 2,489
Replacement Cost: \$329,814
Building Percent Good: 88
Replacement Cost Less Depreciation: \$290,200

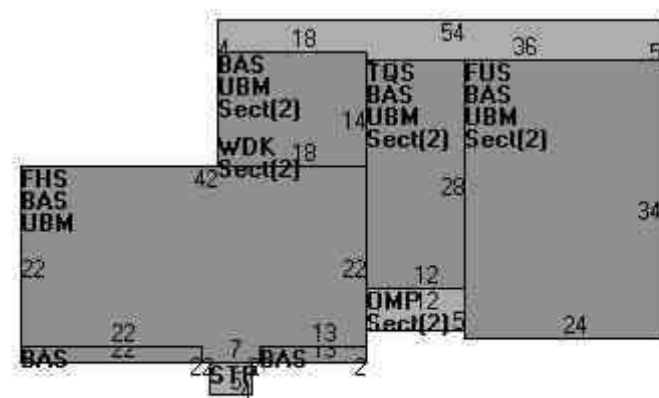
Building Attributes : Section 2 of 2	
Field	Description
Style:	Raised Cape
Model	Residential
Grade:	C+
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapb/Wd Shing
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Comp Shingle
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	

Building Photo



(<https://images.vgsi.com/photos2/TauntonMAPhotos/default.jpg>)

Building Layout



(https://images.vgsi.com/photos2/TauntonMAPhotos/Sketches/6485_4531)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
FHS	Half Story, Finished	938	563
FB2	Bsmt FBLA	500	0
STP	Stoop	20	0
UBM	Basement, Unfinished	438	0
		2,904	1,571

Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

BAS	First Floor	1,404	1,404
FUS	Upper Story, Finished	816	816
TQS	Three Quarter Story	336	269
OMP	Open Mas Porch	60	0
UBM	Basement, Unfinished	1,404	0
WDK	Wood Deck	252	0
		4,272	2,489

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
BGR2	BSMNT GARGE 2C	1.00 UNITS	\$1,400	1	
FPL1	MTL FIREPLACE	2.00 UNITS	\$3,200	1	

Land

Land Use

Use Code 1014
Description SF WITH IN-LAW
Zone 3.25
Neighborhood 0070
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.35
Frontage
Depth
Assessed Value \$130,800

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
SHD1	SHED WD RES			120.00 S.F.	\$1,200	1	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$408,800	\$124,900	\$533,700
2022	\$315,800	\$114,000	\$429,800
2021	\$316,000	\$103,600	\$419,600