



**Property Information                      Request Information                      Update Information**

File#:	BS-X01693-5736163336	Requested Date:	07/17/2024	Update Requested:
Owner:	BIANCA VALENCIA	Branch:		Requested By:
Address 1:	195 KING JAMES BLVD	Date Completed:	07/31/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	TAUNTON, MA	# of Parcel(s):	1	

**Notes**

CODE VIOLATIONS                      Per City of Taunton Department of Zoning there are no Code Violation cases on this property.

Collector: City of Taunton Zoning Department  
Payable: 141 Oak St, Taunton, MA 02780  
Business# 508-821-1015

PERMITS                      Per City of Taunton Building Department There are Multiple Open Permits On this Property. Please refer to the attached document for more information.

Collector: City of Taunton Building Department  
Payable: 141 Oak St, Taunton, MA 02780  
Business# 508-821-1015

SPECIAL ASSESSMENTS                      Per City of Taunton Tax Collector there are no Special Assessments/liens on the property.

Collector: City of Taunton Tax Collector  
Payable: 15 Summer St, Taunton, MA 02780  
Business# 508-821-1054

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION                      NO

UTILITIES                      WATER & SEWER  
Account #: 13684  
Payment Status: Paid  
Status: Pvt & Lienable  
Amount: \$0.00  
Good Thru: 08/31/2024  
Account Active: Yes  
Collector: City of Taunton Water Sewer Bills  
Payable Address:15 Summer St Taunton, MA 02780  
Business # 508-821-1045

GARBAGE  
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

# 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

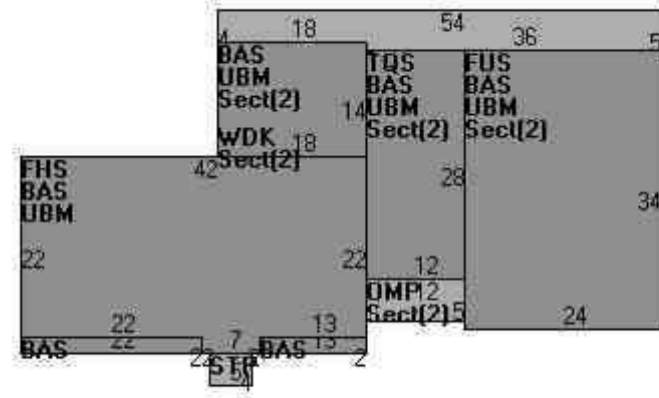
## Building Photo



(<https://images.vgsi.com/photos2/TauntonMAPhotos/0002\41\90.jpg>)

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](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

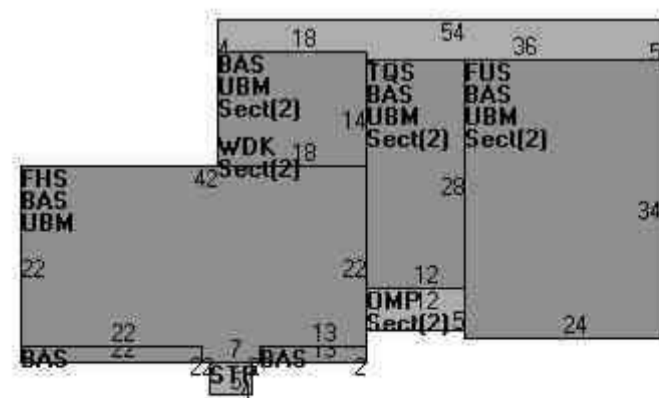
Building Attributes : Section 2 of 2	
Field	Description
Style:	Raised Cape
Model	Residential
Grade:	C+
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapb/Wd Shing
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Comp Shingle
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Flr 1	Carpet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

## FW: Record Request

 11 attachments (6 MB)

**From:** Jennifer Britto <jbritto@taunton-ma.gov>

**Sent:** Wednesday, July 24, 2024 4:12 AM

**To:**

**Cc:** Bob Pirozzi <rpirozzi@taunton-ma.gov>; Jenn Leger <jleger@taunton-ma.gov>; Melanie Triolo <mtriolo@taunton-ma.gov>

**Subject:** Record Request

Good Evening,

At the moment both addresses have attached the permits for 195 King James Boulevard that are still currently open in the system.

There are no open violations on any of the properties provided. If there are any questions regarding the permits, please feel free to contact the office.

Thank you,  
Have a great evening!

Jenny Britto  
Head Clerk-Building Department – City of Taunton  
141 Oak Street Taunton, MA 02780  
(508) 821-1015 -(508) 821-1019 Fax



**CITY OF TAUNTON**

Building Department  
(508) 821-1015

**BUILDING  
PERMIT**

PERMIT NO **BP-2020-0162**

ISSUE DATE 7/31/2019

Building Department by:

**JOB WEATHER CARD**

APPLICANT SCOTT VEGGERBERG

<b>AT (LOCATION) 195 KING JAMES BOULEVARD</b>	ZONING DISTRICT	Type: <b>Residential Building</b>
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MAP BLOCK LOT 90000991

BUILDING IS TO BE: CONST TYPE

USE GROUP

**TO PERFORM THE FOLLOWING WORK:**  
Weatherization

AREA (SQ FT) **15,246.00**      EST COST(\$) **2255**      PERMIT FEE(\$) **52.00**  
 OWNER: VALENCIA JUAN CARLOS & BIANCA A  
 ADDRESS: 195 KING JAMES BLVD  
 TAUNTON, MA 02780

CONTRACTOR	
LICENSE	CSSL-103832 Construction Supervisor Specialty
SCOTT VEGGERBERG HOMEWORKS ENERGY Boston, MA 02127 PHONE: 7813053319 HIC #: 181138	

**POST THIS CARD SO IT IS VISIBLE FROM STREET**

**BUILDING INSPECTION APPROVALS**

<b>Electric</b> Underground: Service: Rough: Above Ceiling: Final:	<b>Gas</b> Underground: Service: Rough: Final:	<b>Plumbing</b> Underground: Rough: Final:	<b>Building</b> Excavation: Footings: Foundation: Rough Frame: Insulation: Above Ceiling: Final: Mechanical:
<b>D.P.W.</b> Water: Sewer:	<b>Fire</b> Smoke: Alarm: Sprinklers:	<b>Health</b> <b>Misc. Dept / Insp</b> Final:	

**THIS PERMIT MAY BE REVOKED BY THE CITY OF TAUNTON UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.**

MGL CH142A HOME IMPROVEMENT CONTRACTOR REGISTRATION. PERSONS CONTRACTING WITH UNREGISTERED CONTRACTORS DO NOT HAVE ACCESS TO THE GUARANTY FUND IN THE EVENT OF A DISPUTE.

Signature:

ALL WORK SHALL CONFORM TO THE STAMPED OR ENDORSED APPLICATION AND PLANS FOR WHICH THIS PERMIT HAS BEEN ISSUED (107.4). THIS PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION IS NOT STARTED WITHIN 180 DAYS FROM THE DATE THE PERMIT WAS ISSUED (105.5). APPROVED PLANS MUST BE RETAINED ON THE JOB AND THIS CARD MUST BE DISPLAYED UNTIL FINAL INSPECTION (105.7, 107.3.1). SEPARATE PERMITS ARE REQUIRED FOR PLUMBING, GAS, ELECTRICAL, SHEETMETAL, MECHANICAL AND SPRINKLER INSTALLATIONS. THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK. A DEBRIS REMOVAL FORM AS REQUIRED BY THE STATE BUILDING CODE MUST BE ON FILE WITH THE PERMIT (105.3.1.4)

FEE DESCRIPTION	RECEIPT NUMBER	DATE PAYMENT	CHECK NUMBER	AMOUNT
Building Permit	108814	7/31/2019		\$52.00



The Commonwealth of  
Massachusetts  
Department of Fire Services  
**BOARD OF FIRE**



**PREVENTION REGULATIONS**  
**PERMIT TO PERFORM ELECTRICAL WORK**

All work to be performed in accordance with the Massachusetts Electrical Code (MEC), 527 CMR 12.00

City of: **Taunton**

Fee Paid \$50.00

Permit No. EP-2010-0725

To the Inspector of Wires: By this application the undersigned gives notice of his or her intention to perform the electrical work described below.

Location 195 KING JAMES BOULEVARD

VALENCIA JUAN CARLOS &  
BIANCA A

195 KING JAMES BLVD, , ,

Owner or Tenant

Address

Phone No.

Purpose of Building

Utility Authorization No.

Existing Service :

Amps

Volts

Overhead / Underground

No. of Meters

New Service :

Amps

Volts

Overhead / Underground

No. of Meters

Number of Feeders and Ampacity

Location and Nature of Proposed  
Electrical Work

ELECTRICAL PERMIT

# of Recessed Luminaires	# of Ceil-Susp. (Paddle) Fans	# of Transformers	Total KVA
# of Luminaire Outlets	# of Hot Tubs	Generators	KVA
# of Luminaires	Swimming Pool	# of Emergency Lighting Battery Units	
# of Receptacle Outlets	# of Oil Burners	FIRE ALARMS - # of Zones	
# of Switches	# of Gas Burners	# of Detection and Initiating Devices	
# of Ranges	# of Air Conditioners	Tons	# of Alerting Devices
# of Waste Disposers	Heat Pump - #	Tons	KW
# of Dishwashers	Space / Area Heating KW		Connection
# of Dryers	Heating Appliances - KW		Security Systems Devices
# of Water Heaters KW	# of Signs	# of Ballasts	Data Wiring Devices
# of Hydromassage Bathtubs	# of Motors	Total HP	Telecommunications Wiring Devices

Is this permit in conjunction with a building permit? \_\_\_\_\_

\*Per M.G.L. c.147, s 57-61, security work requires Department of Public Safety "S" License

Contractor Name	Contractor Address	Contractor Phone	Email	License Type	License No	License Exp

**NOTE:** The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

Robert Pirozzi

Chief Wiring Inspector Signature

Date 03/19/18



The Commonwealth of  
 Massachusetts  
 City of Taunton  
 141 Oak Street  
 (508) 821-1015



## GAS PERMIT

Fee Paid \$62.40

Permit No. GP-2024-1162

Building Location **195 KING JAMES BOULEVARD** Applicant Name *Richard M McGrath*

Type of Occupancy *Residential* Type of Work *Replacement*

Work Description *gas furnace replacement*

Location	Fixtures	Number
<i>Basement</i>	<i>Furnace</i>	<i>1</i>

Contractor Name	Contractor Address	Contractor Phone	License Type	License No	License Exp
<i>Richard M McGrath</i>	<i>300 Manley Manley St. West Bridgewater MA 02379-</i>	<i>508-588-1059</i>	<i>Master Gas</i>	<i>GF4637-M</i>	<i>05/01/24</i>

The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

**All permits approved are subject to inspections performed by a representative of this office.**

Date 02/14/24

Christopher Costa

**Plumbing / Gas Inspector Signature**





The Commonwealth of  
 Massachusetts  
 City of Taunton  
 141 Oak Street  
 (508) 821-1015



## GAS PERMIT

Fee Paid \$72.80

Permit No. GP-2024-1516

Building Location **195 KING JAMES BOULEVARD** Applicant Name *Jason Ferreira Jr.*

Type of Occupancy *Residential* Type of Work *New*

Work Description *New Gas Line and venting to Serve Boiler*

Location	Fixtures	Number
<i>Basement</i>	<i>Boiler</i>	<i>1</i>
<i>Basement</i>	<i>Furnace</i>	<i>0</i>

Contractor Name	Contractor Address	Contractor Phone	License Type	License No	License Exp
<i>Jason Ferreira Jr.</i>	<i>14 Hobson ave Taunton Massachusetts 02780</i>	<i>508-406-8497</i>	<i>Journeyman Plumber</i>	<i>PL35945-L</i>	<i>05/01/24</i>

The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

All permits approved are subject to inspections performed by a representative of this office.

Date 04/23/24

Christopher Costa

Plumbing / Gas Inspector Signature



The Commonwealth of  
Massachusetts  
City of Taunton  
141 Oak Street  
(508) 821-1015



## PLUMBING PERMIT

Fee Paid \$62.40

Permit No. *PP-2023-0524*

Building Location *195 KING JAMES BOULEVARD* Applicant Name *David R Hanington*

Type of Occupancy *Residential* Type of Work *Replacement*

Work Description *Provide gas piping to existing boiler.*

Location	Fixtures	Number
<i>Basement</i>	<i>Other</i>	<i>1 boiler backflow</i>
<i>Basement</i>	<i>Bathtub</i>	<i>1</i>

Contractor Name	Contractor Address	Contractor Phone	License Type	License No	License Exp
<i>David R Hanington</i>	<i>115 Mendon Mendon St Bellingham MA 02019</i>	<i>508-966-9858</i>	<i>Master Plumber</i>	<i>9239</i>	<i>05/01/24</i>

The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

All permits approved are subject to inspections performed by a representative of this office.

Date *10/14/22*

Christopher Costa

Plumbing / Gas Inspector Signature



The Commonwealth of  
Massachusetts  
City of Taunton  
141 Oak Street  
(508) 821-1015



## GAS PERMIT

Fee Paid \$62.40

Permit No. **GP-2023-0523**

Building Location **195 KING JAMES BOULEVARD** Applicant Name *David R Hanington*

Type of Occupancy *Residential* Type of Work *Replacement*

Work Description *Provide gas piping to existing boiler*

Location	Fixtures	Number
<i>Basement</i>	<i>Boiler</i>	<i>1</i>

Contractor Name	Contractor Address	Contractor Phone	License Type	License No	License Exp
<i>David R Hanington</i>	<i>115 Mendon Mendon St Bellingham MA 02019</i>	<i>508-966-9858</i>	<i>Master Plumber</i>	<i>9239</i>	<i>05/01/24</i>

The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

**All permits approved are subject to inspections performed by a representative of this office.**

Christopher Costa

**Plumbing / Gas Inspector Signature**

Date *10/14/22*



The Commonwealth of  
Massachusetts  
Department of Fire Services  
**BOARD OF FIRE**



**PREVENTION REGULATIONS**  
**PERMIT TO PERFORM ELECTRICAL WORK**

All work to be performed in accordance with the Massachusetts Electrical Code (MEC), 527 CMR 12.00

City of: **Taunton**

Fee Paid \$114.40

Permit No. EP-2023-0903

To the Inspector of Wires: By this application the undersigned gives notice of his or her intention to perform the electrical work described below.

Location 195 KING JAMES BOULEVARD

VALENCIA JUAN CARLOS & BIANCA A 195 KING JAMES BLVD, TAUNTON, MA, 02780 508-326-8813

Owner or Tenant Address Phone No.

RESIDENTIAL

Purpose of Building Utility Authorization No.

Existing Service :

Amps	Volts	Overhead / Underground	No. of Meters

New Service :

Amps	Volts	Overhead / Underground	No. of Meters

Number of Feeders and Ampacity

Location and Nature of Proposed Electrical Work Navien boiler, 3 circulators, radiant heat 6 micro valves, 2 new thermst., air hndlr in cellar, 2 ext. condens. at 25A, air hnd in attic, 2nd FL wash/gas dryer, wire bath, subpanel LR, wire basement bath

# of Recessed Luminaires	# of Ceil-Susp. (Paddle) Fans	# of Transformers	Total KVA
# of Luminaire Outlets	# of Hot Tubs	Generators	KVA
# of Luminaires	Swimming Pool	# of Emergency Lighting Battery Units	
# of Receptacle Outlets	# of Oil Burners	FIRE ALARMS - # of Zones	
# of Switches	# of Gas Burners	# of Detection and Initiating Devices	
# of Ranges	# of Air Conditioners	Tons	# of Alerting Devices
# of Waste Disposers	Heat Pump - #	Tons KW	# of Self-Contained Alerting Devices
# of Dishwashers	Space / Area Heating KW		Connection
# of Dryers	Heating Appliances - KW		Security Systems Devices
# of Water Heaters KW	# of Signs	# of Ballasts	Data Wiring Devices
# of Hydromassage Bathtubs	# of Motors	Total HP	Telecommunications Wiring Devices

Is this permit in conjunction with a building permit? No

\*Per M.G.L. c.147, s 57-61, security work requires Department of Public Safety "S" License

Contractor Name	Contractor Address	Contractor Phone	Email	License Type	License No	License Exp
<u>Ryan Perry</u>				<u>Journeyman Electrician</u>	<u>11018B</u>	<u>07/31/25</u>

**NOTE:** The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

Date 06/13/23

David Ingargiola

Chief Wiring Inspector Signature