

PROPERTY SUMMARY

LOCATION

6 High Street Street, Carver MA 02330

COMMERCIAL

1,100 sqft residence built in 1920

Residence in need of gut rehab or removal.

3 bedrooms, 1 bathroom

3.67 acres

206.6 feet of frontage

932.91 lot depth

Small barn / garage

UTILITIES

- Private Well Water on site.
- Title V Septic System installed 5/2022
- One Electric Meter
- Oil Heat

Humble house with a shady front porch on a beautiful, deep, commercially zoned lot. House needs gut rehab or removal. Includes a large wooden garage which should be removed



Key: 1607

Town of CARVER - Fiscal Year 2025

11/13/2024 6:49 pm SEQ #: 1.595

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION						
TREMONT ENTERPRISE CORP PO BOX 7 WEST WAREHAM, MA 02576										26-8-0-R				6 HIGH ST						
										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
										TREMONT ENTERPRISE CORP				09/14/1983		X	1 5455-068		1 2689-113	
										BRADDOCK				03/19/1959		A				
BRADDOCK				12/04/1918		X	1 1310-328													
CD	T	AC/SF/UN		Ngh		INFL1		INFL2		ADJ BASE		SAF	INFL3		Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	60,000		NCV 1.00		1	1.00	1	1.00	101,250		1.00	1	1.00	NCV 0.90			139,430		
300	A	2.293		EXS 1.00		1	1.00	1	1.00	9,300		1.00	1	1.00	EXS 1.00			21,320		

TOTAL	3.670 Acres	ZONING	HC	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	NO CARVER VLG	NOTE				LAND	160,800	157,600
INFL1	NO ADJUST.					BUILDING	252,900	227,300
INFL2	NO ADJUST.					DETACHED	12,600	12,400
						OTHER	0	0
						TOTAL	426,300	397,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	-	0.90	65 0.35 29X17	1900	493	28.71	5,000
DGF	-	0.90	30 0.70 16X19PLAS1SI	1999	304	35.55	7,600
PQS	A	1.00	00 1.00 12X20	2020	240	0.00	

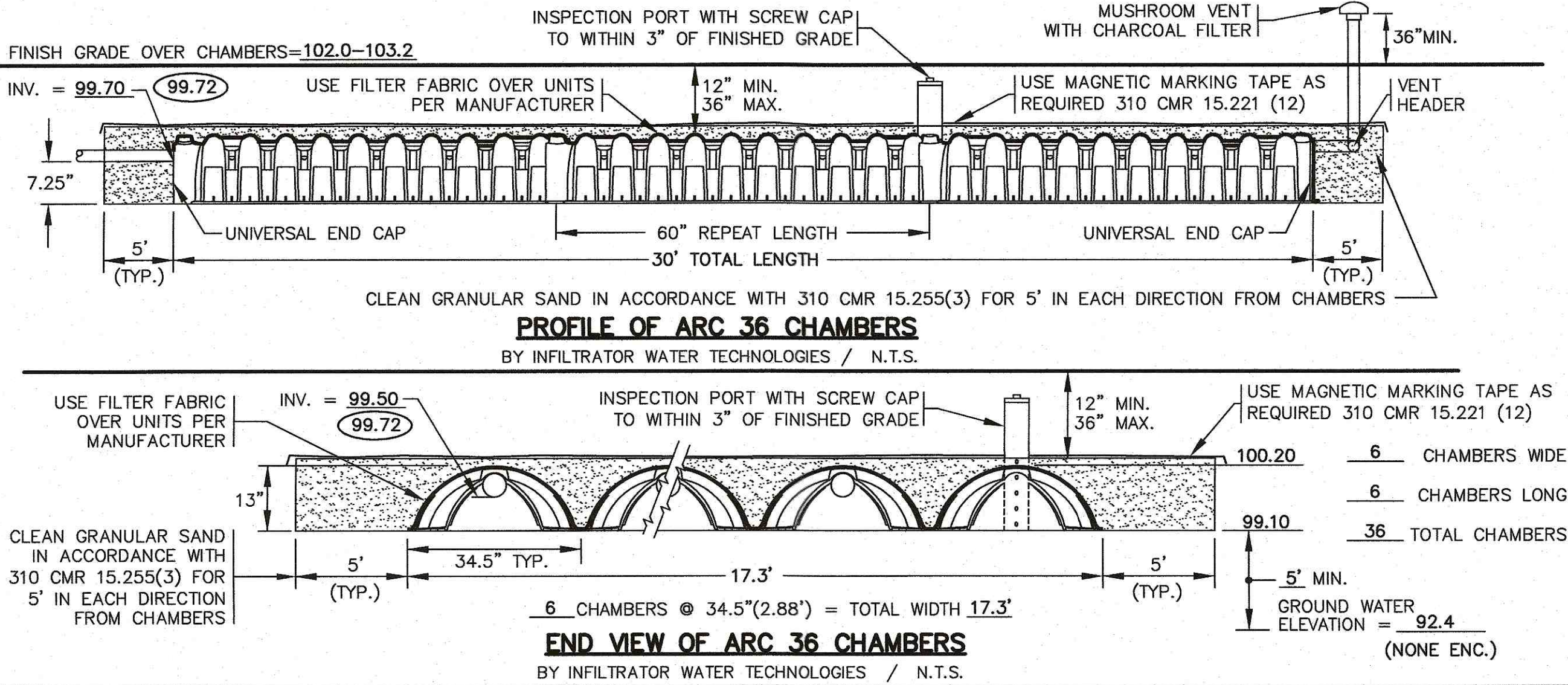
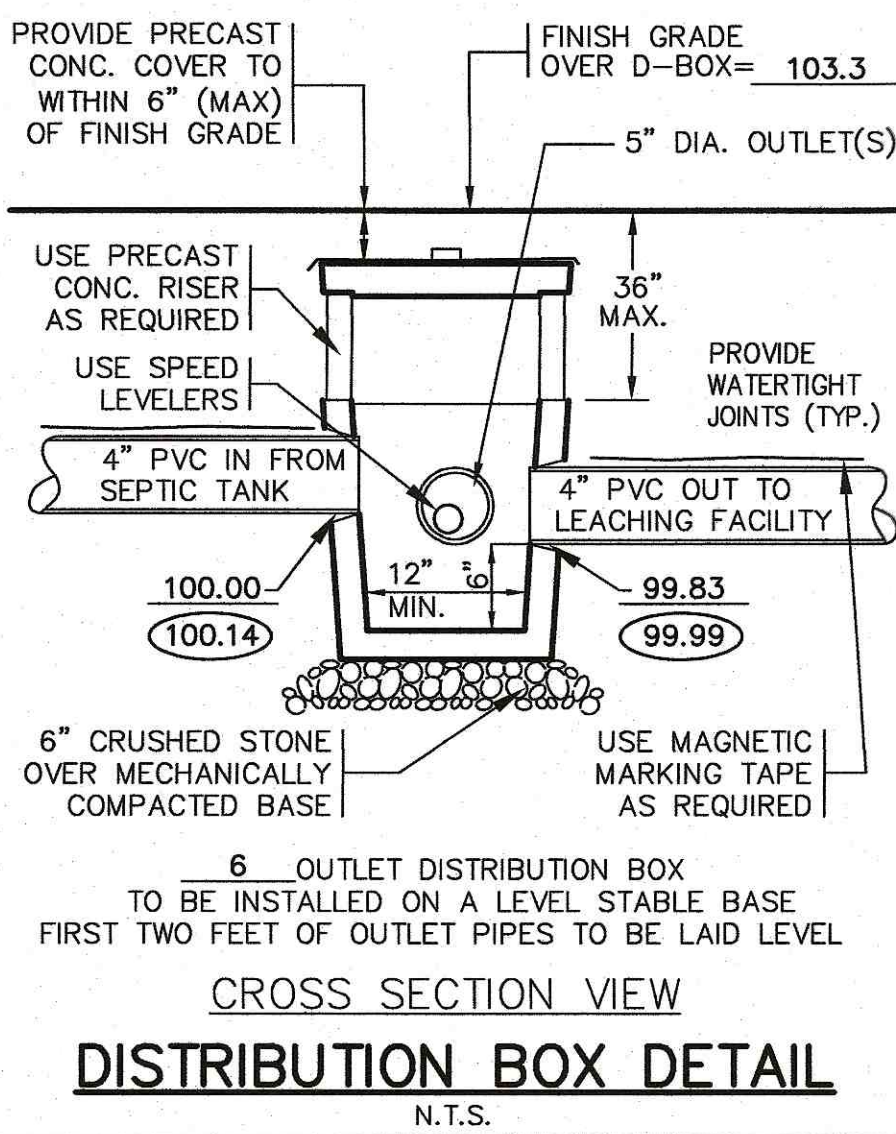
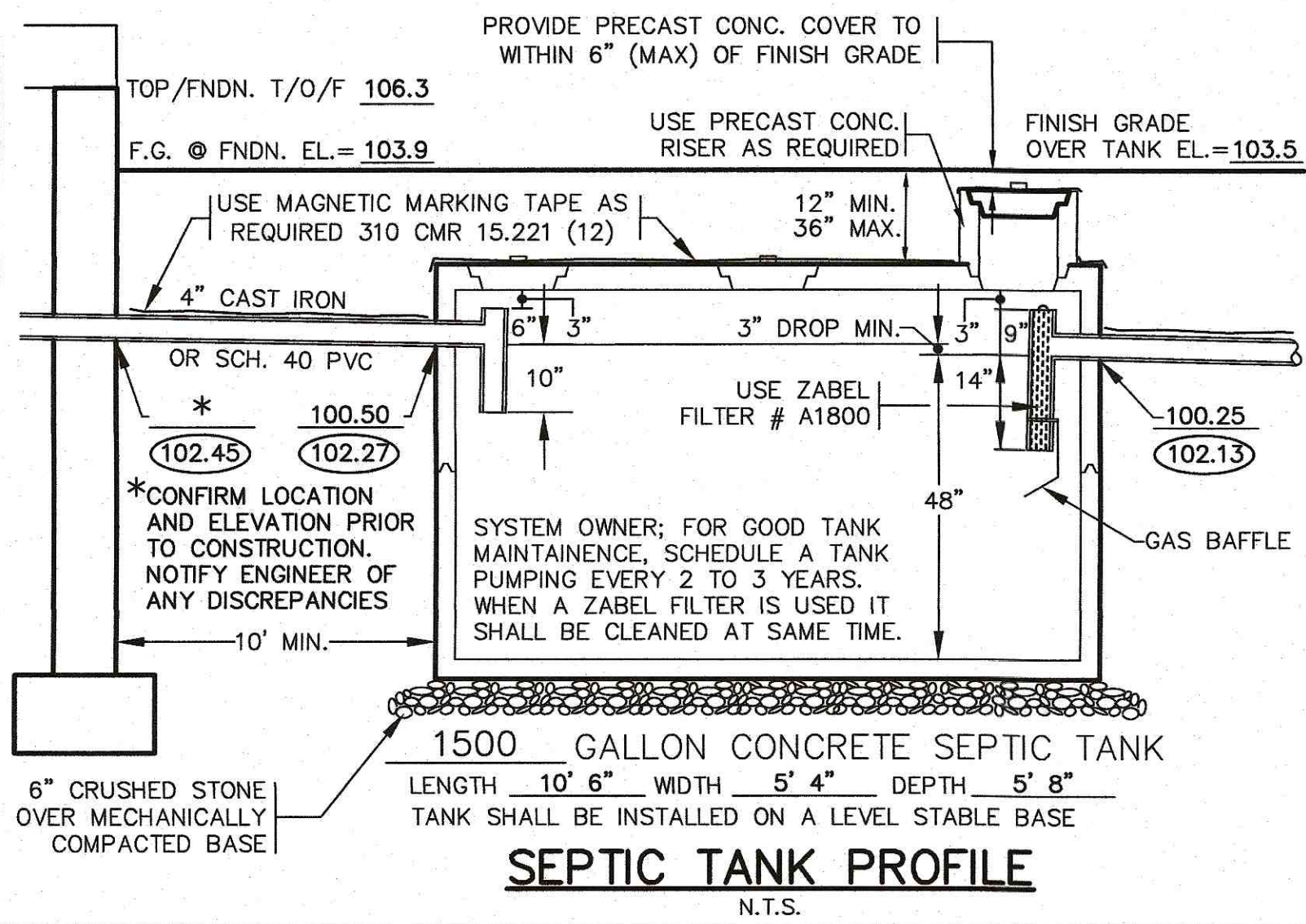


BLDG COMMENTS		

BUILDING	CD	ADJ	DESC	MEASURE	11/29/2012	HW
MODEL	1		RESIDENTIAL	LIST REVIEW		
STYLE	5	1.05	COLONIAL [100%]			
QUALITY	C	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.260	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	346,500
NET AREA	1,100	DETAIL ADJ	1.071	FOUNDATION	4	BSMT WALL & FL	1.00	A	BMU	N	BSMT TOTAL AREA	440		61.27	26,957	CONDITION ELEM	CD
\$NLA(RCN)	\$315	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	440	1920	237.78	104,621	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.01	+	EPA	N	ENCL PORCH	196		93.60	18,346	INTERIOR	A
				ROOF COVER	1	ASPHALT SHINGLE	1.00	+	BAS	L	BAS 1ST FL AREA	660	1920	264.22	174,388	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.01	E	PTA	N	PATIO	21		17.38	365	BATHS	A
				INT. FINISH	1	PLASTER	1.00		MST	O	MASONRY STACK	1		3,080.00	3,080	HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U
				FUEL SOURCE	1	OIL	1.00										
				KITHCHEN RATING	1	AVERAGE	0.00										
				BATH RATING	1	AVERAGE	0.00										
				PARTITION	1	TYPICAL	1.00										
																EFF.YR/AGE	1988 / 35
																COND	27 27 %
																FUNC	0
																ECON	0
																DEPR	27 % GD 73
																RCNLD	\$252,900



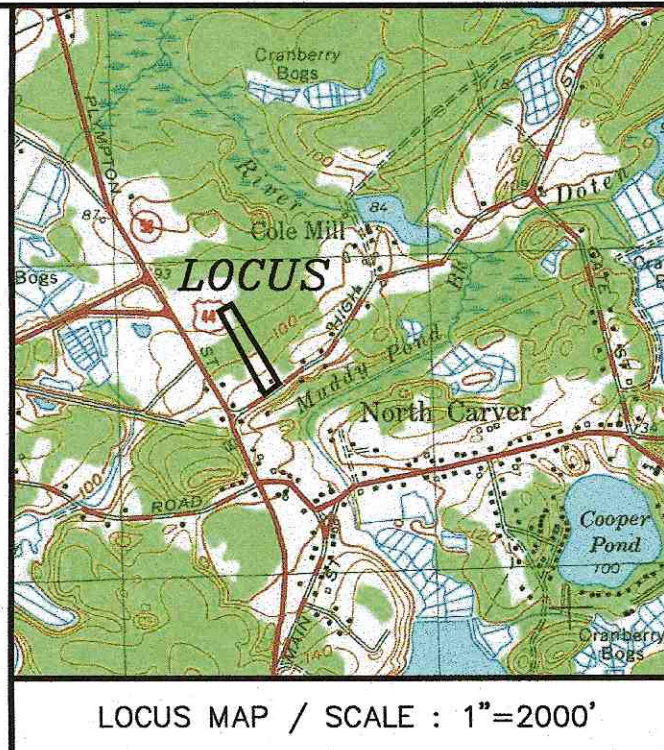


NOTES:

- CONTRACTOR SHALL FIELD VERIFY THE TYPE, LOCATION AND ELEVATION OF THE EXISTING SEWER PIPE PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONFIRM LOCATION OF WATER SERVICE PRIOR TO CONSTRUCTION.
- THE EXACT LOCATION AND DETAILS OF CONSTRUCTION OF THE EXISTING SEPTIC SYSTEM IS NOT KNOWN. THE CONTRACTOR SHALL CONFIRM AT TIME OF CONSTRUCTION AND COORDINATE WITH HEALTH DEPARTMENT AND ENGINEER.
- CONTRACTOR SHALL COORDINATE FINAL VENT LOCATION WITH OWNER.
- LOAM AND SEED ALL DISTURBED AREAS.

VARIANCE REQUEST:

CARVER BOARD OF HEALTH REGULATIONS GOVERNING PRIVATE WELLS:
REQUIRED: THE SOIL ABSORPTION SYSTEM SHALL BE 150 FEET FROM A PRIVATE WELL.
PROVIDED: THE SOIL ABSORPTION SYSTEM IS 101'± FROM THE LOCUS WELL AND 101'± FROM THE WELL ON LOT 7.



TEST PIT DATA

INSPECTOR: KEVIN FORGUE	DATE: 10/13/21
SOIL EVALUATOR: BRIAN GRADY	CERT. #: SE923
TEST PIT #: 1	TEST PIT #: 2
ELEV TOP = 103.2	ELEV TOP = 102.4
NONE ENC.	NONE ENC.
ELEV WATER = 93.2	ELEV WATER = 92.4
PERC RATE = 2 MIN/IN	PERC RATE = MIN/IN
DEPTH OF PERC=72-90"	DEPTH OF PERC=
TEXTURAL CLASS I	TEXTURAL CLASS I

0	8"	24"	72"	120"
A	B	C ₁	C ₂	
LOAMY SAND W/ROOTS 10YR3/2	LOAMY SAND W/ROOTS 10YR3/2	LOAMY SAND W/ROOTS & TR. OF GRAVEL 10YR5/6	FR. MED.-FINE SAND W/GRAVEL & COBBLES 2.5Y6/4	MED.-FINE SAND 2.5Y6/4
8"	8"	24"	72"	120"
REMOVE & REPLACE				
				NO WATER ENC.

DESIGN DATA

NUMBER OF BEDROOMS 3

NUMBER OF PERSONS 6

DESIGN FLOW 110 GAL/DAY/BEDROOM

TOTAL DESIGN FLOW 330 GAL/DAY

SEPTIC TANK:

330 GAL. X 200% = 660 GALS. DESIGN CAPACITY

USE 1500 GALLON SEPTIC TANK. (MIN. SIZE PER REGS)

LEACHING FIELD:

BOTTOM CAPACITY-EFFECTIVE LEACHING AREA (ELA)

36 CHAMBERS IN BED CONFIGURATION

6 ROWS OF 6 CHAMBERS

WIDTH=(6 ROWS x 2.88'W)= 17.3 FT

LENGTH=(6 CHAMBERS/ROW x 5'L)= 30 FT/ROW

30 FT/ROW x 6 ROWS=180 FT.

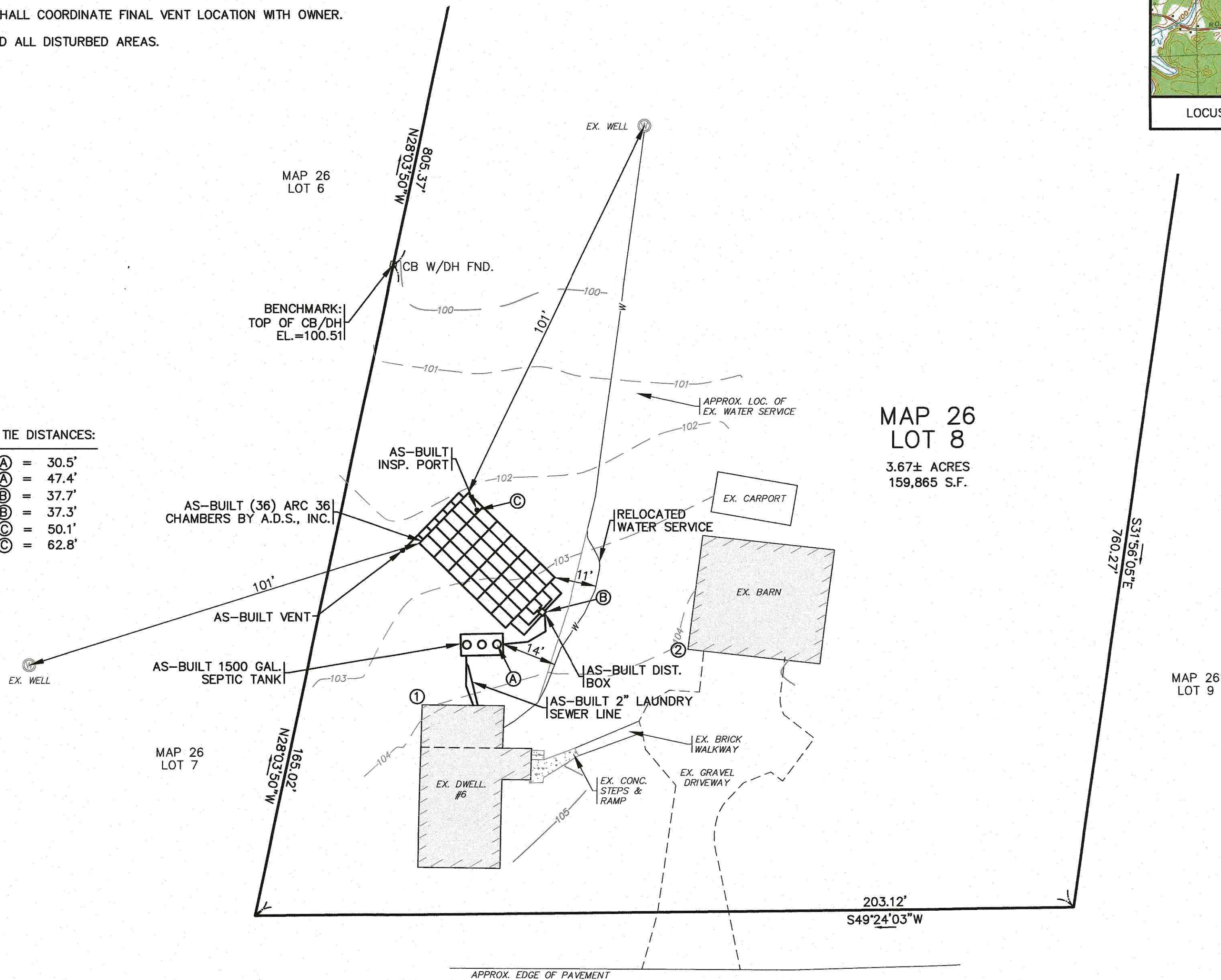
180 FT x 4.80 ELA*= 864 SF (750 S.F. MIN. PER B.O.H. REGS)

864 SF x 0.74 CPD/SF= 639 GAL/LEACHING/DAY

ELA*=EFFECTIVE LEACHING AREA-SEE DEP APPROVAL

AS-BUILT TIE DISTANCES:

- 1 - A = 30.5'
- 2 - A = 47.4'
- 1 - B = 37.7'
- 2 - B = 37.3'
- 1 - C = 50.1'
- 2 - C = 62.8'



AS-BUILT NOTE:

- MAGNETIC TAPE AND SPEED LEVELERS WERE NOT INSTALLED AT TIME OF INSPECTION.

SITE PLAN

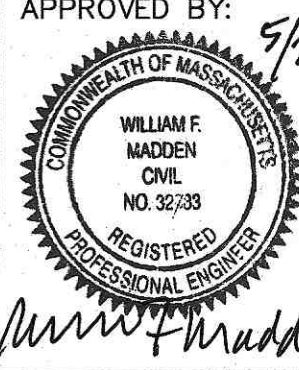
PLAN SCALE: 1"=20'

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL SYSTEM COMPONENTS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH TITLE 5 OF THE STATE ENVIRONMENTAL CODE AND ANY APPLICABLE LOCAL RULES.
- ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH AND THE DESIGN ENGINEER.
- 4" SCHEDULE 40 PVC PIPE WITH WATER TIGHT JOINTS SHALL BE USED IN THE DISPOSAL SYSTEM UNLESS OTHERWISE NOTED.
- SLOPE ALL SOLID PIPE AT 1.0% MINIMUM.
- THIS SYSTEM IS NOT DESIGNED FOR A GARBAGE DISPOSAL.
- LOCAL BOARD OF HEALTH AND DESIGN ENGINEER TO BE NOTIFIED PRIOR TO BACKFILLING WHEN SYSTEM IS NEARLY COMPLETE AND READY FOR INSPECTION. SYSTEM IS NOT TO BE BACKFILLED WITHOUT FIRST OBTAINING APPROVAL FROM BOARD OF HEALTH AND DESIGN ENGINEER.
- ELEVATIONS BASED ON NAVD-88
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION & REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER. ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS AND IN PART FROM DISGASE DELINEATIONS AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVING OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE MGL CHAPTER 370, ACTS OF 1963. CONTRACTORS MUST CALL DIG-SAFE, G.A.F. ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN.
- NON-SHRINK GROUT TO BE USED AT ALL POINTS WHERE PIPES ENTER OR LEAVE ALL CONCRETE STRUCTURES IN ORDER TO PROVIDE WATER TIGHT SEALS.
- ALL TANKS SHALL BE WATERTIGHT THROUGH MANUFACTURERS SPECIFICATIONS OR APPLICATION OF ASPHALT OR SYNTHETIC POLYMER SEALER.
- ALL SEPTIC SYSTEM COMPONENTS SHALL WITHSTAND H-10 LOADING UNLESS LOCATED UNDER PAVEMENT, DRIVES OR TRAVELEDWAYS IN WHICH CASE THEY SHALL WITHSTAND H-20 LOADING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL APPLICABLE FEES AND OBTAINING ALL PERMITS, INCLUDING A TRENCH PERMIT PURSUANT TO 320 CMR 14.00 AS APPLICABLE.
- WHERE REQUIRED, CONTRACTOR SHALL REMOVE ALL LOAM, SUBSOIL AND UNSUITABLE MATERIAL IN AREA BENEATH AND FOR 5 FT. ON ALL SIDES OF LEACHING FACILITY. REPLACE ALL UNSUITABLE MATERIAL WITH CLEAN COARSE SAND FREE FROM CLAY, FINES OR OTHER UNSUITABLE MATERIAL IN ACCORDANCE WITH 310 CMR 15.255(3).
- CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES FOUND IN SITE CONDITIONS FROM THOSE SHOWN PRIOR TO CONTINUATION OF WORK.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
- ALL SOIL ABSORPTION SYSTEMS SHALL HAVE A MINIMUM OF ONE (1) INSPECTION PORT CONSISTING OF A PERFORATED FOUR(4) INCH PIPE PLACED VERTICALLY DOWN INTO THE CHAMBER TO THE NATURALLY OCCURRING SOIL OR SAND FILL BELOW THE CHAMBER. THE PIPE SHALL BE CAPPED WITH A SCREW TYPE CAP AND ACCESSIBLE TO WITHIN THREE(3) INCHES OF FINISH GRADE.
- WHERE AN EXISTING SEPTIC TANK IS TO BE ABANDONED IN PLACE, IT SHALL BE PUMPED COMPLETELY DRY AND THE BOTTOM SHALL BE RUPTURED. THE REMAINDER OF TANK SHALL BE COLLAPSED AND BACKFILLED WITH CLEAN SAND.
- WHERE AN EXISTING SEPTIC TANK IS TO BE REMOVED FROM THE SITE, IT SHALL BE PUMPED COMPLETELY DRY PRIOR TO REMOVAL. WHERE A LEACHING AREA IS TO BE REMOVED, ALL STRUCTURES, INCLUDING DISTRIBUTION BOX, ANY PIPE, CRUSHED STONE AND ALL CONTAMINATED SOIL SHALL BE REMOVED. ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- PROPOSED PROJECT IS LOCATED WITHIN:
ASSESSORS MAP # 26 LOT # 8
ZONING DISTRICT -
BUILDING SETBACKS F: - ft. S: - ft. R: - ft.
FEMA FLOOD ZONE N/A ELEVATION N/A
AS SHOWN ON COMMUNITY PANEL # N/A
- OWNER OF RECORD: TREMONT ENTERPRISE CORP.
ADDRESS: P.O. BOX 129
WAREHAM, MA 02576

LEGEND

F.F. = 00.00	FINISHED FLOOR ELEVATION	T/O/F = 00.00	TOP OF FOUNDATION
G.F. = 00.00	GARAGE FLOOR ELEVATION	INV. = 00.00	INVERT ELEVATION
B.F. = 00.00	BASEMENT FLOOR ELEVATION	AS-BUILT ELEVATION	AS-BUILT ELEVATION
---	EXISTING CONTOURS	---	TEST PIT LOCATION
---	PROPOSED CONTOURS	---	LIMITS OF WETLANDS
G	GAS LINE	---	SEPTIC TANK
E	ELECTRIC LINE	---	LIMITS OF OVERDIG
W	WATER LINE	---	DISTRIBUTION BOX
	4" SOLID SCH-40 PVC PIPE		

REV.	DATE	BY	APP'D.	DESCRIPTION
1	5/23/22	BRG	WFM	AS-BUILT SEWAGE DISPOSAL SYSTEM
APPROVED BY:  William F. Madden				
APPROVED BY:				
SEWAGE DISPOSAL SYSTEM DESIGN PREPARED FOR TREMONT ENTERPRISE CORP. MAP 26 / LOT 8 6 HIGH STREET CARVER, MA G.A.F. ENGINEERING, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET, WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: info@gafenginc.com				
DWG NO.: SD-1	SCALE: AS NOTED	DATE: MAR. 21, 2022		
DRN BY: JMP	CHK BY: WFM	JOB No. 22-9772		

890 2964 554 5 more

in consideration held and in full consideration of said Thomas and said 100 Dime
 was made to INDOCO ENTERPRISE CORP., a Massachusetts business corporation having its
 principal place of business at Box 7, West Wareham, Massachusetts 02576.

A certain lot or parcel of land on the northerly side of High Street, together with the buildings thereon, in Carver, Plymouth County, Massachusetts, bounded and described as follows:

beginning at a stake at the corner of land now or formerly of Evaline A. Wilburs

Thence North 19° West 56 rods to a corner of land now or formerly of
Robert H. Jones

Thence South $75^{\circ} 0'$ West 8 rods 16 links in line of said Kansas land to a stake
4 stones

Three South 12 2/3rd East 56 rods & 1/2 to a stake and stones by the said
High Streets

Thence Northeasterly by said High Street, 12 rods 10 links to the point of beginning.

Being the same premises described in deed of (1) Emma C. Lucas to Ellsworth C. Bradstock dated April 17, 1918, and (2) as parcel 2 in deed of Ellsworth C. Bradstock to Ellsworth C. Bradstock and Dora M. Bradstock, husband and wife, as tenants in the entirety and not as tenants in common see as joint tenants, recorded with Plymouth County Registry of Deeds, respectively. 1. Book 1383, Pages 528, and Book 2689, Page 113. Said Dora M. Bradstock died November 16, 1971. See also Certificate Relinquishing Massachusetts Estate Tax Lien (Form No. 792) recorded with the Registry of Deeds in Book 4596, Page 140, and will of Ellsworth C. Bradstock, Plymouth Probate No. 139,290.

Wrote NY head and sent this 14th day of September 1963

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EJECTA

Sorani G. Solami

Excutor as aforesaid

The Commonwealth of Massachusetts

Plymouth

1

September

Then previously appeared the above named Gerard G. Gillessi, Executor under
Ellsworth C. Straddock,
and acknowledged the foregoing instrument to be His free act and deed before me

2.16 free act and deed before me

Starry Polio—Antismallpox Vaccine

My commission expires November 1, 2005.

REC'D SEP 14 1983 AT 10:50 AM AND RECORDED

See 5497
Pg 337

BOOK 5455 PAGE 068

I, GERARD G. GALASSI, as I am the
ELLSWORTH C. BRADDOCK, late of Carver, Plymouth County, deceased, by decree of the
Probate and Family Court Department, Plymouth Division, by its decree
by power conferred by said Probate and Family Court, Plymouth Division, by its decree
dated August 18, 1983,

and every other power,
for consideration paid and in full consideration of Sixty Thousand and 00/100 Dollars
(\$60,000.00),
grant to TRIMONT ENTERPRISE CORP., a Massachusetts business corporation having its
principal place of business at Box 7, West Wareham, Massachusetts 02576,

A certain lot or parcel of land on the northerly side of High Street, together
with the buildings thereon, in Carver, Plymouth County, Massachusetts, bounded and
described as follows:

Beginning at a stake at the corner of land now or formerly of Evaline A. Wilbur;

Thence North 19° West 56 rods 18 links to a corner of land now or formerly of
Robert H. Ames;

Thence South $75\frac{1}{2}^{\circ}$ West 8 rods 16 links in line of said Ames land to a stake
& stones;

Thence South $12\frac{2}{3}^{\circ}$ East 56 rods 4 links to a stake and stones by the said
High Street;

Thence Northeasterly by said High Street, 12 rods 10 links to the point of
beginning.

Being the same premises described in deed of (1) Emma E. Lucas to Ellsworth C.
Braddock dated April 27, 1918, and (2) as parcel 1 in deed of Ellsworth C. Braddock to
Ellsworth C. Braddock and Dora M. Braddock, husband and wife, as tenants by the
entirety and not as tenants in common nor as joint tenants, recorded with Plymouth
County Registry of Deeds, respectively, in Book 1310, Pages 328, and Book 2689, Page
113. Also Dora M. Braddock died November 16, 1977. See also Certificate Releasing
Massachusetts Estate Tax Lien (Form M-792) recorded with said Registry of Deeds in
Book 4536, Page 166, and will of Ellsworth C. Braddock, Plymouth Probate No. 139,290.

Witness my hand and seal this 14th day of September 1983.

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE

SEP 14 1983
PA 0100 136.80

Gerard G. Galassi
Executor as aforesaid

The Commonwealth of Massachusetts

Plymouth

September

Then personally appeared the above named Gerard G. Galassi, Executor under
Ellsworth C. Braddock,

and acknowledged the foregoing instrument to be his act and deed, before me.

Notary Public

My commission expires November 1, 1985

REC'D SEP 14 1983 AT 10:50 AM AND RECORDED