

Key: 4810

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.097

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
THATCHER STREET EAST LLC 553 THATCHER ST BROCKTON, MA 02302				122-18-0				249 THATCHER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THATCHER STREET EAST LLC				11/16/2021	T	200,000	56024-211				
CLAYTON RICHARD F				02/21/1992	QS	65,000	10771-279				
MORSE JOHN C HEIRS OF				12/29/1987	QS		8212-203				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
PL21-545	11/16/2021	5	SPLIT/SUB		01/20/2022	SLB	100 100
BP-19-201	06/14/2019	3	ALTERATIONS	1,550			0 0
		6	CYCL GROWTH		05/07/2014	LF	0 0
		6	CYCL GROWTH		10/30/2006	SLB	0 0


LAND

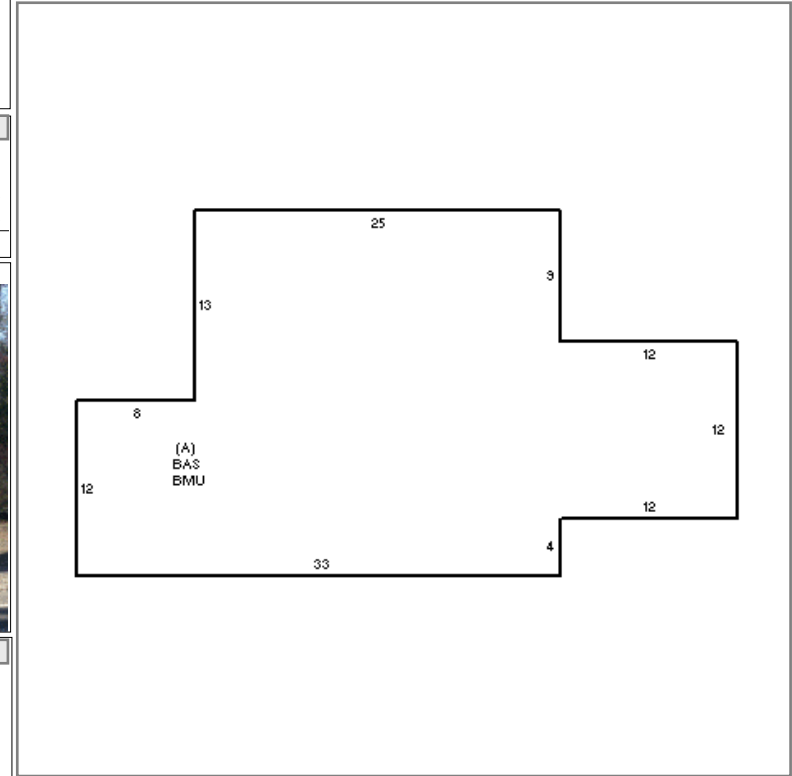
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,442 7	1.00	100	1.00	178,600	1.47	100	1.00	7	0.95	165,390

DETACHED

TOTAL	27,442 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	RES 7	NOTE LOTS SEPERATED PER PLAN 21-545	LAND	165,400	153,000		
Infl1	FACTOR 100		BUILDING	123,200	117,900		
Infl2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
			TOTAL	291,100	273,200		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/07/2014
SHF	A	1.00 40 0.60		1996	200	20.44	2,500		



BUILDING	CD	ADJ	DESC	MEASURE	5/7/2014	LF
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	1.00	RANCH [100%]	REVIEW	4/19/2013	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,380
NET AREA	865	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	865		40.60	35,118		
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	865	1950	241.83	209,181		
CAPACITY				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00										
ROOMS	5		1.00	FLOOR COVER	99	N/A	1.00										
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	3		\$2,081	ARPUD	0		1.00										
# UNITS	1		1.00	AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1958 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$123,200