

Key: 4865

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.148

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
THATCHER STREET EAST LLC 553 THATCHER ST BROCKTON, MA 02302				128-2-0				349 THATCHER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THATCHER STREET EAST LLC				11/16/2021	V	200,000	56024-215				
CLAYTON RICHARD F				04/12/1982	QS		5134-125				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
967	05/30/2007	51	FIELD REVIEW		05/16/2018	RJM	100	100
		99	OTHER		07/22/2014	LF	100	100
		6	CYCL GROWTH		07/29/2013	DF	100	100
		3	ALTERATIONS	2,000	03/25/2009	DF	100	100
	04/01/2002	6	CYCL GROWTH		04/01/2002	PJB	100	100

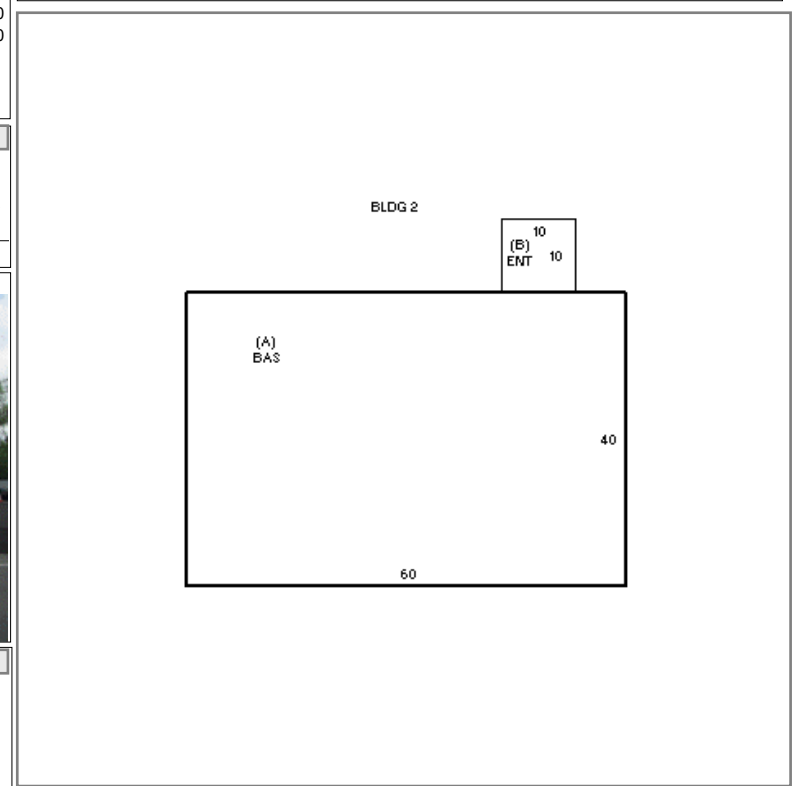
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C1	1.00	100	171,190	1.00	100	1.00	C1	0.85	171,190
203	A	1,000	C1	1.00	100	50,915	1.00	100	1.00	C1	0.85	50,920
303	A	0,900	C1	1.00	100	7,055	1.00	100	1.00	C1	0.85	6,350

TOTAL	2.900 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C1		N O T E	LOT 2. T 13080. . .		LAND	228,500	220,800
Inf1	FACTOR 100			BUILDING	53,500	42,700		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	249,800	198,400		
				TOTAL	531,800	461,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO	06/08/2022
	

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	RJM
MODEL	5		CIM-5	LIST	5/16/2018	RJM
STYLE	56	0.60	WAREHOUSE [100%]	REVIEW	6/1/2018	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	0.507
\$NLA(RCN)	\$72	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	19	PREFAB METAL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	10	METAL	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	15	SUSPENDED	0.95
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,400	1975	70.97	170,328
B	ENT	N	ENCL ENTRY	100		23.55	2,355

TOTAL RCN	172,683
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
CDN/APP	P
EFF.YR/AGE	1963 / 58
COND	49 49 %
FUNC	0
ECON	20 App
DEPR	69 % GD 31
RCNLD	\$53,500

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
THATCHER STREET EAST LLC				128-2-0				349 THATCHER ST			
553 THATCHER ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
BROCKTON, MA 02302											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	249,800	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

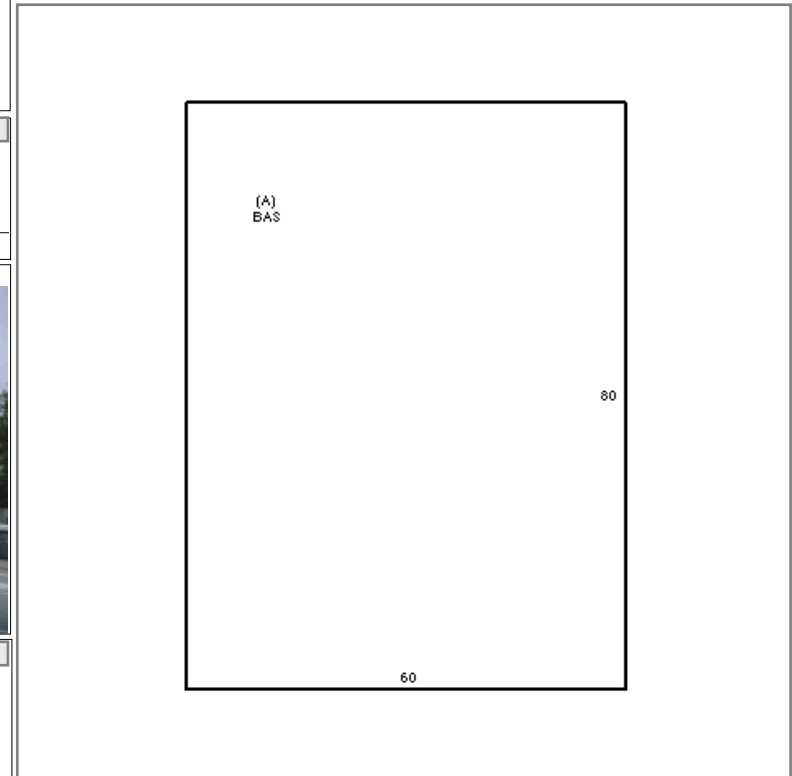


BLDG COMMENTS

STORAGE

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	RJM
MODEL	5		CIM-5	LIST	5/16/2018	RJM
STYLE	56	0.60	WAREHOUSE [100%]	REVIEW	6/1/2018	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,800	DETAIL ADJ	0.588	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,800	1994	67.59	324,417
\$NLA(RCN)	\$68	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00								
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00							
STORIES	1		1.00	ROOF COVER	10	METAL	1.00								
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPRINKLER	0		1.00	HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
				ARPUD	0		1.00								
				AFFORDABLE	0		1.00								

TOTAL RCN	324,417	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1996 / 25	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$249,800	