

Key: 4867

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.150

LEGALS AND

CURRENT OWNER				PARCEL ID				LOCATION			
THATCHER STREET REALTY LLC				128-4-0				357 THATCHER ST			
553 THATCHER ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
BROCKTON, MA 02302				THATCHER STREET REALTY LL				11/14/2014	U	150,000	44943-009
				REED EDWIN L JR & PATRICI				10/22/1997	A		15576-093
				REED EDWIN L JR & PATRICI				10/21/1997	A		15576-093

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO SALES/SERV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		05/16/2018	RJM	100	100
		6	CYCL GROWTH		07/29/2013	DF	100	100

LEGALS AND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	10,890	C1	1.00	100	171,190	2.99	100	1.00	C1	0.85	127,900

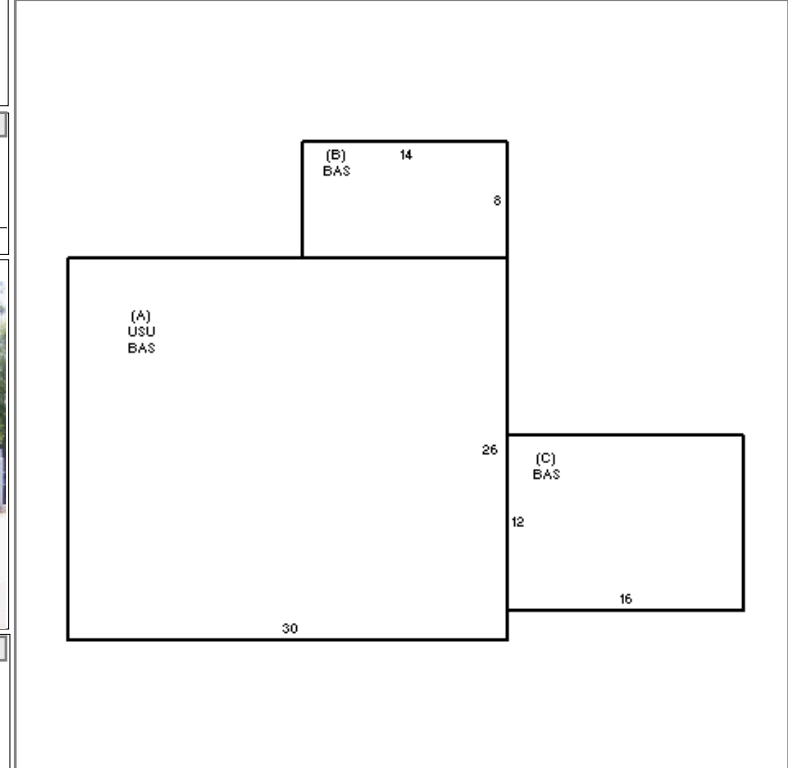
TOTAL	10,890 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C1	NOTE			LAND	127,900	123,600
Inf1	FACTOR 100		LAND	115,100	111,200		
Inf2	PHY 100		BUILDING	3,500	3,300		
			OTHER	0	0		
					TOTAL	246,500	238,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 10X12 FR		120	20.44	1,500
SW2	V	1.50	10 0.90 6X6		36	60.60	2,000



BLDG COMMENTS
EVERETT'S TIRE CENTER



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	RJM
MODEL	5		CIM-5	LIST	5/16/2018	RJM
STYLE	52	0.75	SERVICE GARAGE [48%]	REVIEW	6/1/2018	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [58%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,864	DETAIL ADJ	0.617	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$88	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98
CAPACITY				ROOF SHAPE	3	GAMBRELL	1.01
STORIES	2	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100	ADJ	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	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	780	1960	111.96	87,327
A	USU	L	UP-STRY UNF	780	1960	55.15	43,014
B	BAS	L	BASE AREA	112	1960	111.96	12,539
C	BAS	L	BASE AREA	192	1960	111.96	21,496

TOTAL RCN	164,376
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	
EFF.YR/AGE	1983 / 38
FUNC	30 30 %
ECON	0
DEPR	30 % GD 70
RCNLD	\$115,100