

Key: 4868

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.151

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
358 THATCHER STREET LLC CO- EVERETTS AUTO PARTS 553 THATCHER STREET BROCKTON, MA 02302				128-5-0				358 THATCHER ST				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				358 THATCHER STREET LLC				06/15/2015	T	600,000	45670-002	
GALANTE DONALD A JR				04/29/1981	QS		4984-422					
CARDONE JOSEPH				07/15/1980	QS		4850-342					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3310	100	AUTO SUPPLIES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2537	06/19/2015	51	FIELD REVIEW		05/16/2018	RJM	100	100
PL15-241	06/15/2015	3	ALTERATIONS	13,000	12/09/2015	SLB	100	100
		5	SPLIT/SUB				100	100
		6	CYCL GROWTH				100	100
434	03/07/2006	3	ALTERATIONS		07/29/2013	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	65,340	C1	1.00	100	1.00	100	1.00	171,190	1.00	100	0.85	256,790
303	A	0.373	C1	1.00	100	1.00	100	1.00	7,055	1.00	100	0.85	2,630

DETACHED

TOTAL	1.873 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS		
Ngh	C1	now includes 128/16 per plan. . .				LAND	259,400	250,700		
Inf1	FACTOR 100	NOTE						BUILDING	234,600	204,500
Inf2	PHY 100		LAND	15,400	14,700					
						OTHER	0	0		
						TOTAL	509,400	469,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	70 0.30		800	18.40	4,400
SM1	L	0.80	50 0.50 4X10		40	45.04	900
CAN	G	1.20	30 0.70 39X53		2,067	6.97	10,100

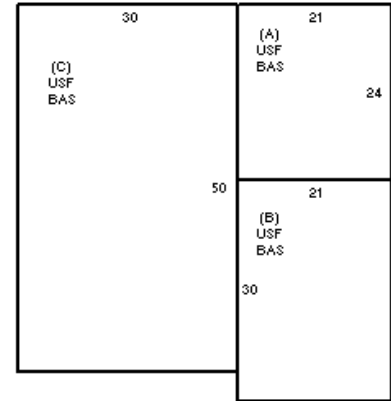
PHOTO 05/16/2018



BLDG COMMENTS
EVERETT'S AUTO PARTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	RJM
MODEL	5		CIM-5	LIST	5/16/2018	EST
STYLE	56	0.59	WAREHOUSE [50%]	REVIEW	6/1/2018	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304,642		
NET AREA	5,268	DETAIL ADJ	0.513	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	504	1997	57.83	29,146	CONDITION ELEM	CD		
\$NLA(RCN)	\$58	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	504	1997	57.83	29,146				
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	630	1984	57.83	36,432				
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	630	1984	57.83	36,432				
				FLOOR COVER	9	CONCRETE	0.95	C	BAS	L	BASE AREA	1,500	1984	57.83	86,743				
				INT. FINISH	6	MINIMUM	0.95	C	USF	L	UP-STRY FIN	1,500	1984	57.83	86,743				
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	1	OIL	1.00												
				ARPUD	0		1.00												
				AFFORDABLE	0		1.00												

EFF. YR/AGE	1996 / 25	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$234,600	