Key: 4871 **Town of E. BRIDGEWATER - Fiscal Year 2023** 12/6/2022 6:38 pm SEQ #: 4,154

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THATCHER STREET EAST LLC 553 THATCHER ST BROCKTON, MA 02302	128-8-0	560 THATCHER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THATCHER STREET EAST LLC	11/16/2021	V	200,000	56024-211
CLAYTON RICHARD F	12/27/1995	N	40,000	14045-323
CLAYTON RICHARD F	12/26/1995	N	40,000	14045-323

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0130	60	MULTI-USE RES		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

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,223	7 1.00	100 1.00	100 1.00	178,600	5.80	100 1.00	7 0.95			147,980

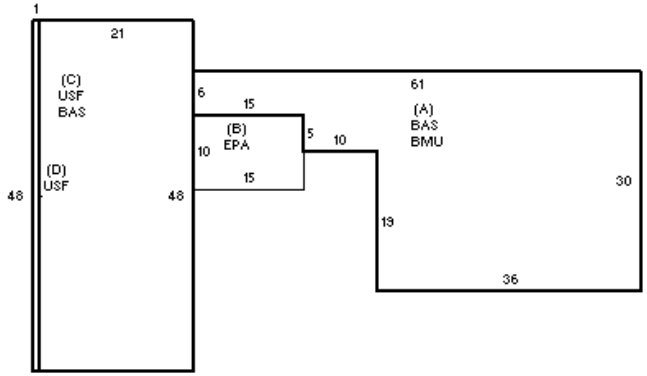
TOTAL	6,223 SF	ZONING		FRNT	0
Ngh	RES 7	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	148,000	134,600
BUILDING	299,300	275,200
DETACHED	2,900	2,700
OTHER	0	0
TOTAL	**450,200**	**412,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			200	20.44	2,900

PHOTO 05/16/2018



BLDG COMMENTS

BAS (21X48)= MACH SHOP/MEMBRANE ROOF

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	-	0.95	LOW +/ AVG - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/16/2018	RJM
LIST	5/16/2018	RJM
REVIEW	6/1/2018	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	3,344	DETAIL ADJ	1.020
$NLA(RCN)	$154	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,977
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	4	FLAT/SHED	1.00
ROOF COVER	9	OTHER	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,280		34.61	44,305
B	EPA	N	ENCLOSED PORCH	150		70.68	10,602
+	BAS	L	BASE AREA	2,288	1950	139.60	319,399
+	USF	L	UPPER STORY FIN	1,056	1950	126.86	133,960
	F11	O	FPL 1S 1OP	1		5,716.20	5,716

TOTAL RCN	515,959

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1964 / 57		
COND	42	42 %	
FUNC	0		
ECON	0		
DEPR	42	% GD	58
RCNLD			$299,300