Key: 4872

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4,155

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THATCHER STREET EAST LLC 553 THATCHER ST BROCKTON, MA 02302	128-9-0	0 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	12/27/1996	N	40,000	14045-323
CLAYTON RICHARD F	12/27/1995	N	40,000	14045-323

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3160	100	WAREHOUSE		1	1 of 1

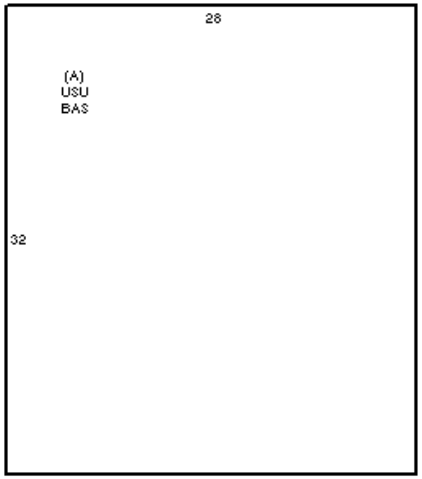
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		51	FIELD REVIEW		05/16/2018	RJM	100	100
		6	CYCL GROWTH		07/29/2013	DF	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	4,356	C1 1.00	100 1.00	100 1.00	171,190	6.20	100 1.00	C1 0.85			106,170

TOTAL	4,356 SF	ZONING		FRNT	0
Ngh	C1	NOTE	BARN NOW STORAGE FOR MACHINE SHOP. R C TRUCKS. . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	106,200	102,600
BUILDING	37,200	35,900
DETACHED	0	0
OTHER	0	0
TOTAL	**143,400**	**138,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/16/2018

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	52	0.55	SERVICE GARAGE [100%]
QUALITY	M	0.50	MINIMAL [100%]
FRAME	1	1.00	WOOD FRAME [100%]

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

BLDG COMMENTS
GARAGE

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	1,792	DETAIL ADJ	0.424
$NLA(RCN)	$29	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	0	.95
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	13	NONE	0.95
FUEL SOURCE	8	NONE	1.00
ARPUD	0		1.00
AFFORDABLE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	896	1984	39.13	35,057
A	USU	L	UP-STRY UNF	896	1984	19.27	17,268

TOTAL RCN 52,325

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE 1995 / 26

COND	24	24 %	
FUNC	0		
ECON	5	VAC 2ND	
DEPR	29	% GD	71

RCNLD $37,200