

Key: 4877

Town of E. BRIDGEWATER - Fiscal Year 2023

12/6/2022 6:38 pm SEQ #: 4.159

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
THATCHER STREET WEST LLC 553 THATCHER ST BROCKTON, MA 02302				128-15-0				0 THATCHER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THATCHER STREET WEST LLC				11/16/2021	V	1,000,000	56024-203				
CLAYTON RICHARD F				09/05/1969	QS		3546-049				

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	%
198	12/13/2007	51	FIELD REVIEW		05/16/2018	RJM	100	100
		99	OTHER		07/11/2014	LF	100	100
		6	CYCL GROWTH		07/29/2013	DF	100	100
		3	ALTERATIONS		03/25/2009		100	100

LAND

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	0.85			171,190
200	A	1,760	C1	1.00	100	22,313	1.00	100	0.85			39,270

DETAILED

TOTAL	2.760 Acres		ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	C1	N T 9416. ...		LAND		210,500	201,100	
Inf1	FACTOR 100			BUILDING		35,000	33,900	
Inf2	PHY 100			DETACHED		22,800	21,200	
				OTHER		0	0	
				TOTAL		268,300	256,200	

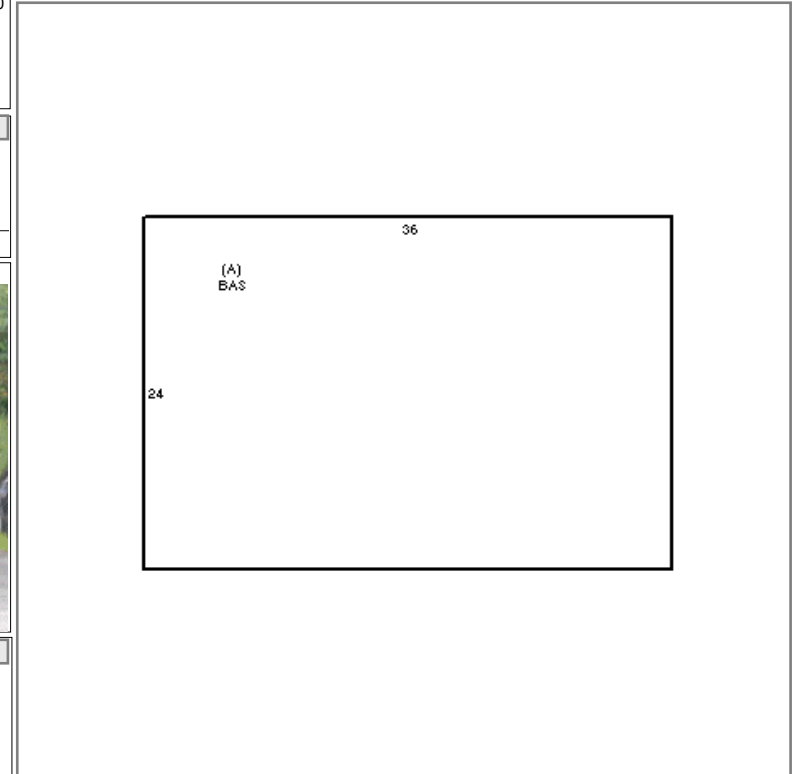
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	70 0.30		1,200	18.40	6,600
S/V	A	1.00	SV 1.00		13,500	1.20	16,200



BUILDING	CD	ADJ	DESC	MEASURE	5/16/2018	RJM
MODEL	5		CIM-5	LIST	5/16/2018	RJM
STYLE	53	0.36	STORAGE [100%]	REVIEW	6/1/2018	ER
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS			
R C TRUCK SALES			



LAND

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	57,371
NET AREA	864	DETAIL ADJ	0.286	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	864	1973	65.39	56,493		
\$NLA(RCN)	\$66	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98		MST	O	STACK	1		878.00	878		
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98										
STORIES	1		1.00	ROOF COVER	11	MEMBRANE	1.02										
% 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	13	NONE	0.95										
				FUEL SOURCE	5	WOOD	0.98										
				ARPUD	0		1.00										
				AFFORDABLE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1973 / 48
COND	39 39 %
FUNC	0
ECON	0
DEPR	39 % GD 61
RCNLD	\$35,000