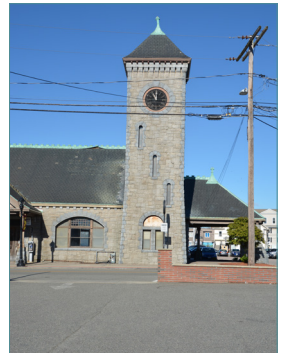
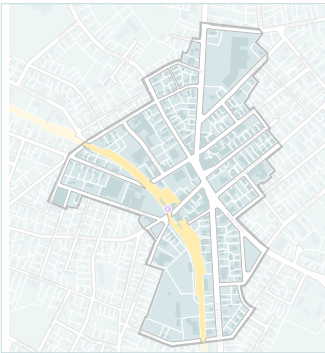


# STOUGHTON DOWNTOWN REDEVELOPMENT PLAN

## **Volume III: Existing Conditions Memorandum**

### **Appendices**

Stoughton, Massachusetts April 2015



**THE CECIL GROUP AND STANTEC**

158

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 298 0  
 Address: 79 FREEMAN ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: WOOD SHING  
 Interior Construction: PLASTER  
 Building Age: 1940  
 Assessed Value: \$240,400  
 Building Condition: Average  
 Ownership: ALDEN GLEN A  
 ALDEN LAUREEN E  
 Commercial/Residential:  
 Storefront Construction:  
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

159

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 299 0  
 Address: 75 FREEMAN ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$234,200  
 Building Condition: Average  
 Ownership: VIEIRA JAMES T  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

160

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 300 0  
 Address: 71 FREEMAN ST  
 Land Use: 140  
 Zoning: GB  
 Building Type: DAY-CARE  
 Stories: 1T  
 Exterior Construction: VINYL  
 Interior Construction: DRYWALL  
 Building Age: 1987  
 Assessed Value: \$206,200  
 Building Condition: Good  
 Ownership: NMM LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

161

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 301 0  
 Address: 29 FREEMAN ST  
 Land Use: 111  
 Zoning: CBD  
 Building Type: APT 4-8  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$379,300  
 Building Condition: Average  
 Ownership: MINUCHI WM A & SMITH FLORENC  
 C/O MARYLOU BROPHY  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Has access to Pleasant Street
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	

162

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 302 0  
 Address: 21 FREEMAN ST  
 Land Use: 104  
 Zoning: CBD  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$201,800  
 Building Condition: Average  
 Ownership: MINUCHI WM A & SMITH FLORENC  
 C/O MARYLOU BROPHY  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No - 1 BR for rent 781-799-4294



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors      Repairs to basement window sills needed  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental      Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

163

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 303 0  
 Address: FREEMAN ST  
 Land Use: 337  
 Zoning: CBD  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$72,200  
 Building Condition:  
 Ownership: MINUCHI WM A & SMITH FLORENC  
 C/O MARYLOU BROPHY TRUSTEE  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No - parking for 054 302



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Physical Deterioration of Building                  |
| <input type="checkbox"/>            | Abandoned Property                                  |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                     |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                           |
| <input type="checkbox"/>            | Significant Decline in Property Value               |
| <input type="checkbox"/>            | Abnormally Low Property Value                       |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination      |
| <input type="checkbox"/>            | Other (please explain)                              |
| <input checked="" type="checkbox"/> | The property is not contributing to slum and blight |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



164

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 304 0  
 Address: 9 FREEMAN ST  
 Land Use: 325  
 Zoning: CBD  
 Building Type: OFFICE  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1800  
 Assessed Value: \$303,200  
 Building Condition: Average  
 Ownership: DOWD ARTHUR D JR TRUSTEE  
 Commercial/Residential: 7-11 FREEMAN REALTY TRUST  
 Storefront Construction: C  
 Vacant: yes no other: No - real estate on ground; church above



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |  |  |
|--|--|
| <input type="checkbox"/>                                   | Physical Deterioration of Building             |
| <input type="checkbox"/>                                   | Abandoned Property                             |
| <input type="checkbox"/>                                   | Chronic High Occupancy Turnover                |
| <input type="checkbox"/>                                   | Chronic High Vacancy Rate                      |
| <input type="checkbox"/>                                   | Significant Decline in Property Value          |
| <input type="checkbox"/>                                   | Abnormally Low Property Value                  |
| <input checked="" type="checkbox"/>                        | Known or Suspected Environmental Contamination |
| <input type="checkbox"/>                                   | Other (please explain)                         |
| <i>The property is not contributing to slum and blight</i> |  |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



165

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 305 0  
 Address: FREEMAN ST  
 Land Use: 930  
 Zoning: CBD  
 Building Type: VACANT LAND  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$94,800  
 Building Condition: Average  
 Ownership: TOWN OF STOUGHTON  
 Commercial/Residential: Municipal  
 Storefront Construction:  
 Vacant: yes no other: No - town parking lot



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Physical Deterioration of Building                  |
| <input type="checkbox"/>            | Abandoned Property                                  |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                     |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                           |
| <input type="checkbox"/>            | Significant Decline in Property Value               |
| <input type="checkbox"/>            | Abnormally Low Property Value                       |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination      |
| <input type="checkbox"/>            | Other (please explain)                              |
| <input checked="" type="checkbox"/> | The property is not contributing to slum and blight |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other: Helps to provide parking for 054 304  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

166

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 306 0  
 Address: 780 WASHINGTON ST  
 Land Use: 960  
 Zoning: CBD  
 Building Type: CHURCH/SYN  
 Stories: 1  
 Exterior Construction: BRICK VENR  
 Interior Construction: PLASTER  
 Building Age: 1967  
 Assessed Value: \$866,000  
 Building Condition: Avg-Good  
 Ownership: FIRST PARISH UNIVERSALIST  
 Commercial/Residential: CHURCH OF STOUGHTON  
 Storefront Construction: Nonprofit - religious  
 Vacant: yes no other: N



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

167

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 307 0  
 Address: 26 PLEASANT ST  
 Land Use: 013  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$360,700  
 Building Condition: Average  
 Ownership: THOMAS WAYNE E & LINDA J  
 Commercial/Residential: TR OF LINWAY REALTY TRUST  
 C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Front yard fully paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

168

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 308 0  
 Address: 36 PLEASANT ST  
 Land Use: 390  
 Zoning: GB

Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:

Building Age:  
 Assessed Value: \$114,400

Building Condition:

Ownership THOMAS WAYNE E & LINDA J  
 TR OF LINWAY II REALTY TRUST

Commercial/Residential:

Storefront Construction:

Vacant: yes no other: No - parking lot for 054 307



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	The property is not contributing to slum and blight

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:

Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

169

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 309 0  
 Address: 44 PLEASANT ST  
 Land Use: 970  
 Zoning: GB  
 Building Type: APRTMNT-GN  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: DRYWALL  
 Building Age: 1989  
 Assessed Value: \$993,600  
 Building Condition: Good  
 Ownership: STOUGHTON HOUSING AUTHORITY  
 Commercial/Residential: R - Municipal  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	The property is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
------------------	------------------

Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

170

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 310 0  
 Address: 52 PLEASANT ST  
 Land Use: 104  
 Zoning: RU  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1940  
 Assessed Value: \$224,000  
 Building Condition: Average  
 Ownership: MUSOKE SALIM A  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other: Chimney needs minor repairs  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

171

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 311 0  
 Address: 58 PLEASANT ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: WOOD SHING  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$234,200  
 Building Condition: Average  
 Ownership: FIGUEIREDO JOSEPH C  
 FIGUEIREDO MARIA A  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Recently painted
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	



172

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 312 0  
 Address: 64 PLEASANT ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2  
 Exterior Construction: ASBESTOS  
 Interior Construction: DRYWALL  
 Building Age: 1940  
 Assessed Value: \$264,700  
 Building Condition: Good  
 Ownership: PARSONS BRIDGET  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

173

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 313 0  
 Address: 70 PLEASANT ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 1H  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$203,500  
 Building Condition: Average  
 Ownership: TELES JOAO L  
 TELES MARIA F  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Front yard fully paved

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

174

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 314 0  
 Address: 78 PLEASANT ST  
 Land Use: 101  
 Zoning: RU  
 Building Type: RANCH  
 Stories: 1  
 Exterior Construction: WOOD SHING  
 Interior Construction: DRYWALL  
 Building Age: 1955  
 Assessed Value: \$174,500  
 Building Condition: Avg-Good  
 Ownership: TROIANO MICHAEL A  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |  |  |
|--|--|
| <input type="checkbox"/>                                   | Physical Deterioration of Building             |
| <input type="checkbox"/>                                   | Abandoned Property                             |
| <input type="checkbox"/>                                   | Chronic High Occupancy Turnover                |
| <input type="checkbox"/>                                   | Chronic High Vacancy Rate                      |
| <input type="checkbox"/>                                   | Significant Decline in Property Value          |
| <input type="checkbox"/>                                   | Abnormally Low Property Value                  |
| <input checked="" type="checkbox"/>                        | Known or Suspected Environmental Contamination |
| <input type="checkbox"/>                                   | Other (please explain)                         |
| <i>The property is not contributing to slum and blight</i> |  |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

175

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 315 0  
 Address: 84 PLEASANT ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 1H  
 Exterior Construction: ASBESTOS  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$212,700  
 Building Condition: Average  
 Ownership: HUSSEINI FAYSSAL J  
 HUSSEINI JOYCE A  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |  |  |
|--|--|
| <input type="checkbox"/>                                   | Physical Deterioration of Building             |
| <input type="checkbox"/>                                   | Abandoned Property                             |
| <input type="checkbox"/>                                   | Chronic High Occupancy Turnover                |
| <input type="checkbox"/>                                   | Chronic High Vacancy Rate                      |
| <input type="checkbox"/>                                   | Significant Decline in Property Value          |
| <input type="checkbox"/>                                   | Abnormally Low Property Value                  |
| <input checked="" type="checkbox"/>                        | Known or Suspected Environmental Contamination |
| <input type="checkbox"/>                                   | Other (please explain)                         |
| <i>The property is not contributing to slum and blight</i> |  |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

176

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 320 0  
 Address: 4 CAPEN ST  
 Land Use: 970  
 Zoning: I  
 Building Type: APRTMNT-GN  
 Stories: 3  
 Exterior Construction: BRICK  
 Interior Construction: DRYWALL  
 Building Age: 1975  
 Assessed Value: \$4,049,500  
 Building Condition: Avg-Good  
 Ownership: STOUGHTON HOUSING AUTHORITY  
 Commercial/Residential: R - municipal  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

177

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 321 0  
 Address: 15 CAPEN ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: COLONIAL  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$256,000  
 Building Condition: Average  
 Ownership: MENDONCA MARIA E TRUSTEE  
 Commercial/Residential: AAJ FAMILY TRUST  
 Storefront Construction: R  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other: Probable lead paint based on age of building  
               Shutters recently repainted  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

178

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 322 0  
 Address: 33 PLEASANT ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: CLAPBOARD  
 Interior Construction: PLASTER  
 Building Age: 1840  
 Assessed Value: \$206,100  
 Building Condition: Average  
 Ownership: OGGIANO MARIAROSA  
 OGGIANO FRANCESCO  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental: Probable lead paint based on age of building  
 Other: Recently repainted  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.



179

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 323 0  
 Address: 25 PLEASANT ST  
 Land Use: 337  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$107,400  
 Building Condition:  
 Ownership: RANDOLPH SAVINGS BANK  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 054 325



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	The property is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
------------------	------------------

Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

180

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 324 0  
 Address: PLEASANT ST  
 Land Use: 337  
 Zoning: CBD  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$77,700  
 Building Condition:  
 Ownership: RANDOLPH SAVINGS BANK  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 054 325



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

**181**

NAME OF SLUM & BLIGHT AREA:

**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 325 0  
 Address: 15 PLEASANT ST  
 Land Use: 341  
 Zoning: CBD  
 Building Type: BANK  
 Stories: 1  
 Exterior Construction: BRICK VENR  
 Interior Construction: PLASTER  
 Building Age: 1957  
 Assessed Value: \$425,000  
 Building Condition: Average  
 Ownership: RANDOLPH SAVINGS BANK  
 Commercial/Residential:  
 Storefront Construction:  
 Vacant: yes no other:



**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component**

**Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental: Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

182

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 326 0  
 Address: 6 PARK ST  
 Land Use: 931  
 Zoning: CBD  
 Building Type: LIBRARY  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$555,300  
 Building Condition: Average  
 Ownership: TOWN OF STOUGHTON  
 Commercial/Residential: Municipal  
 Storefront Construction:  
 Vacant: yes no other: No - Stoughton Historic Society and Stoughton Musical Society



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

183

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 327 0  
 Address: 20 PARK ST  
 Land Use: 341  
 Zoning: CBD  
 Building Type: BANK  
 Stories: 1  
 Exterior Construction: BRICK VENR  
 Interior Construction: PLASTER  
 Building Age: 1952  
 Assessed Value: \$551,000  
 Building Condition: Average  
 Ownership: STOUGHTON CO-OPERATIVE BANK  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - bank



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental: Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

184

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 328 0  
 Address: SEAVER ST  
 Land Use: 920  
 Zoning: CBD  
 Building Type: VACNT LAND

Stories:

Exterior Construction:

Interior Construction:

Building Age:

Assessed Value: \$700

Building Condition:

Ownership: SAN SALVADOR ASSOCIATES INC

Commercial/Residential: C

Storefront Construction:

Vacant: yes no other: No - attached to 054 440

NO PICTURE

**If the property contributes to slum & blight, please check all that apply.**

- ☐ Physical Deterioration of Building  
☐ Abandoned Property  
☐ Chronic High Occupancy Turnover  
☐ Chronic High Vacancy Rate  
☐ Significant Decline in Property Value  
☐ Abnormally Low Property Value  
☐ Known or Suspected Environmental Contamination  
☐ Other (please explain)  
☒ *The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other: Sliver of land between 054 327 0 and 054 440 0

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

185

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 329 0  
 Address: 14 SEAVER ST  
 Land Use: 920  
 Zoning: CBD  
 Building Type: CLUBHOUSE  
 Stories: 1  
 Exterior Construction: VINYL  
 Interior Construction: PLYWD PANL  
 Building Age: 1950  
 Assessed Value: \$240,500  
 Building Condition: Avg-Good  
 Ownership: SAN SALVADOR ASSOCIATES INC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 054 440



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |  |  |
|--|--|
| <input type="checkbox"/>                                   | Physical Deterioration of Building             |
| <input type="checkbox"/>                                   | Abandoned Property                             |
| <input type="checkbox"/>                                   | Chronic High Occupancy Turnover                |
| <input type="checkbox"/>                                   | Chronic High Vacancy Rate                      |
| <input type="checkbox"/>                                   | Significant Decline in Property Value          |
| <input type="checkbox"/>                                   | Abnormally Low Property Value                  |
| <input checked="" type="checkbox"/>                        | Known or Suspected Environmental Contamination |
| <input type="checkbox"/>                                   | Other (please explain)                         |
| <i>The property is not contributing to slum and blight</i> |  |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



186

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 330 0  
 Address: 34 SEAVER ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1935  
 Assessed Value: \$252,600  
 Building Condition: Average  
 Ownership: MENDONCA MARIA E TRUSTEE  
 Commercial/Residential: AAJ FAMILY TRUST  
 Storefront Construction: R  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

187

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 361 0  
 Address: PARK ST  
 Land Use: 930  
 Zoning: RU  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$29,000  
 Building Condition:  
 Ownership: TOWN OF STOUGHTON  
 Commercial/Residential: Municipal - park  
 Storefront Construction:  
 Vacant: yes no other: No - in use as park



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	The property is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other: Island in Walnut Street

Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

188

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 362 0  
 Address: 49 WALNUT AV  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 1T  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$232,400  
 Building Condition: Avg-Good  
 Ownership: FIELDS JOHN D  
 FIELDS SHERI O  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

189

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 363 0  
 Address: 39 WALNUT AV  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: CLAPBOARD  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$289,600  
 Building Condition: Avg-Good  
 Ownership: DOWD ARTHUR D  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Some peeling paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

190

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 364 0  
 Address: 29 WALNUT AV  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: WOOD SHING  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$288,900  
 Building Condition: Fair-Avg  
 Ownership: ROMULUS JEAN  
 SALADIN NERLANDE  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Some peeling paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	

191

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 365 0  
 Address: 23 WALNUT AV  
 Land Use: 101  
 Zoning: GB  
 Building Type: CAPE  
 Stories: 1A  
 Exterior Construction: ALUMINUM  
 Interior Construction: DRYWALL  
 Building Age: 1960  
 Assessed Value: \$198,000  
 Building Condition: Average  
 Ownership: SARADOS GEORGE S  
 SARADOS CATHERINE E  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

192

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 366 0  
 Address: WALNUT AV  
 Land Use: 106  
 Zoning: GB  
 Building Type: VACNT LAND  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$101,800  
 Building Condition:  
 Ownership: SARADOS GEORGE S  
 SARADOS CATHERINE E  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No - barn for 054 367



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls Paint is peeling or not present  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.



193

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 367 0  
 Address: 15 WALNUT AV  
 Land Use: 111  
 Zoning: CBD  
 Building Type: APT 4-8  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$479,400  
 Building Condition: Good  
 Ownership: SARADOS GEORGE S  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<b><u>Component</u></b>	<b><u>Condition</u></b>
Roofing	
Windows and Doors	
Exterior Walls	Some peeling paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Significant paving for parking lot
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

194

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 368 0  
 Address: 5 WALNUT AV  
 Land Use: 013  
 Zoning: CBD  
 Building Type: MIXED OLD  
 Stories: 2A  
 Exterior Construction: ASBESTOS  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$381,500  
 Building Condition: Good  
 Ownership: 5 WALNUT AVENUE REALTY LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - dentist office



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

195

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 369 0  
 Address: 43 PARK ST  
 Land Use: 104  
 Zoning: CBD  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$222,800  
 Building Condition: Average  
 Ownership: DEASCENSAO JOSE  
 DEASCENSAO MARIA C  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |  |  |
|--|--|
| <input type="checkbox"/>                                   | Physical Deterioration of Building             |
| <input type="checkbox"/>                                   | Abandoned Property                             |
| <input type="checkbox"/>                                   | Chronic High Occupancy Turnover                |
| <input type="checkbox"/>                                   | Chronic High Vacancy Rate                      |
| <input type="checkbox"/>                                   | Significant Decline in Property Value          |
| <input type="checkbox"/>                                   | Abnormally Low Property Value                  |
| <input checked="" type="checkbox"/>                        | Known or Suspected Environmental Contamination |
| <input type="checkbox"/>                                   | Other (please explain)                         |
| <i>The property is not contributing to slum and blight</i> |  |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Front yard is paved

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

196

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 370 0  
 Address: 35 PARK ST  
 Land Use: 031  
 Zoning: CBD  
 Building Type: MIXED OLD  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1895  
 Assessed Value: \$369,200  
 Building Condition: Average  
 Ownership: BRICKELL MARSHALL J  
 C/O RANDALL J BRICKELL-EXECUTO  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - Stoughton Dental Group



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

197

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 371 0  
 Address: 810 WASHINGTON ST  
 Land Use: 340  
 Zoning: CBD  
 Building Type: OFFICE  
 Stories: 2  
 Exterior Construction: BRICK  
 Interior Construction: PLASTER  
 Building Age: 1919  
 Assessed Value: \$491,800  
 Building Condition: Average  
 Ownership: STOVGHTON TRVST LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

198

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 372 0  
 Address: WASHINGTON ST  
 Land Use: 391  
 Zoning: CBD  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$8,100  
 Building Condition:  
 Ownership: STOUGHTON TRVST LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 054 371

*Picture Source: The Cecil Group, Inc.***If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	Sliver of land between 054 371 0 and 054 373 0
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

199

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 373 0  
 Address: 23 PARK ST  
 Land Use: 325  
 Zoning: CBD  
 Building Type: OFFICE  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: PLASTER  
 Building Age: 1937  
 Assessed Value: \$424,800  
 Building Condition: Average  
 Ownership: STOVGHTON TRVST LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: For lease on Loop.net as of 12/30/2014; Street address is 19 Park Street



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	



200

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 374 0  
 Address: 820 WASHINGTON ST  
 Land Use: 121  
 Zoning: CBD  
 Building Type: BOARDING HSE  
 Stories: 2T  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$492,500  
 Building Condition: Average  
 Ownership: SPILLANE B & CORNELL D TRUSTEE  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

201

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 375 1  
 Address: 830 WASHINGTON ST  
 Land Use: 102  
 Zoning: CBD  
 Building Type: CONDO-TNHS  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: DRYWALL  
 Building Age: 2009  
 Assessed Value: \$224,300  
 Building Condition: Average  
 Ownership: HE KAI  
 Commercial/Residential: **R**  
 Storefront Construction:  
 Vacant: yes no other: **No**



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
------------------	------------------

Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

202

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 375 2  
 Address: 830 WASHINGTON ST  
 Land Use: 102  
 Zoning: CBD  
 Building Type: CONDO-TNHS  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: DRYWALL  
 Building Age: 2009  
 Assessed Value: \$224,300  
 Building Condition: Average  
 Ownership: HYSOLLARI RACHEL  
 HYSOLLARI GENTIAN  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

203

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 375 3  
 Address: 830 WASHINGTON ST  
 Land Use: 344  
 Zoning: CBD  
 Building Type: CONDO-OFC  
 Stories: 1  
 Exterior Construction: ASPHALT  
 Interior Construction: DRYWALL  
 Building Age: 1930  
 Assessed Value: \$25,200  
 Building Condition: Average  
 Ownership: KOSTOULAS ANGELO  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	Recent upgrade
Exterior Walls	Recently painted
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

204

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 376 0  
 Address: 840 WASHINGTON ST  
 Land Use: 105  
 Zoning: CBD  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$270,400  
 Building Condition: Avg-Good  
 Ownership: ALMAJED ABBAS  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

205

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 377 0  
 Address: 846 WASHINGTON ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1925  
 Assessed Value: \$166,800  
 Building Condition: Fair-Avg  
 Ownership: BOERMAN TERESA  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

206

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 378 0  
 Address: 848 WASHINGTON ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$189,200  
 Building Condition: Poor  
 Ownership: RODRIGUEZ OSBERTO M  
 RODRIGUEZ DINORAH E  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.



207

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 379 0  
 Address: 854 WASHINGTON ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 1T  
 Exterior Construction: ALUMINUM  
 Interior Construction: DRYWALL  
 Building Age: 1940  
 Assessed Value: \$251,800  
 Building Condition: Good  
 Ownership: BAUTISTA ANNY  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	Minor repairs needed to porch
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

208

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 380 0  
 Address: 862 WASHINGTON ST  
 Land Use: 430  
 Zoning: GB  
 Building Type: RELAY BLDG  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: DRYWALL  
 Building Age: 1960  
 Assessed Value: \$761,800  
 Building Condition: Fair-Avg  
 Ownership: NYNEX/NEW ENGLAND TELEPHONE  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

209

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 381 0  
 Address: WASHINGTON ST  
 Land Use: 425  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$56,300  
 Building Condition:  
 Ownership: BELL ATLANTIC/NEW ENG TEL CO  
 PROPERTY TAX DEPT-RM-3138  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 054 380

*Picture Source: The Cecil Group, Inc.***If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<b><u>Component</u></b>	<b><u>Condition</u></b>
-------------------------	-------------------------

Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

210

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 382 0  
 Address: WALNUT ST  
 Land Use: 430  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$49,500  
 Building Condition:  
 Ownership: NYNEX/NEW ENGLAND TELEPHONE  
 1095 AVENUE OF THE AMERICAS  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 054 380



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

211

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 383 0  
 Address: 857 WASHINGTON ST  
 Land Use: 325  
 Zoning: GB  
 Building Type: SHOP CTR N  
 Stories: 1  
 Exterior Construction: BRICK VENR  
 Interior Construction: DRYWALL  
 Building Age: 1976  
 Assessed Value: \$552,900  
 Building Condition: Avg-Good  
 Ownership: ANGELO'S REALTY ASSOCIATES LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - Stoughton Pizza, Wash/Dry, Tedeschi/Dunkin'



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Front setback fully paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

212

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 384 0  
 Address: WASHINGTON ST  
 Land Use: 957  
 Zoning: GB  
 Building Type: VACANT LAND  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$56,500  
 Building Condition:  
 Ownership: SAN JOHN FILAMONICA SOCIETY  
 Commercial/Residential: Nonprofit?  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 054 385



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

213

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 385 0  
 Address: 845 WASHINGTON ST  
 Land Use: 954  
 Zoning: GB  
 Building Type: CLUBHOUSE  
 Stories: 1  
 Exterior Construction: VINYL  
 Interior Construction: DRYWALL  
 Building Age: 1940  
 Assessed Value: \$355,600  
 Building Condition: Good  
 Ownership: CLUB OF SAN JOHN  
 FILARMONICA SOCIETY INC  
 Commercial/Residential: Nonprofit  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |  |  |
|--|--|
| <input type="checkbox"/>                                   | Physical Deterioration of Building             |
| <input type="checkbox"/>                                   | Abandoned Property                             |
| <input type="checkbox"/>                                   | Chronic High Occupancy Turnover                |
| <input type="checkbox"/>                                   | Chronic High Vacancy Rate                      |
| <input type="checkbox"/>                                   | Significant Decline in Property Value          |
| <input type="checkbox"/>                                   | Abnormally Low Property Value                  |
| <input checked="" type="checkbox"/>                        | Known or Suspected Environmental Contamination |
| <input type="checkbox"/>                                   | Other (please explain)                         |
| <i>The property is not contributing to slum and blight</i> |  |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Front setback fully paved

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



214

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 386 1  
 Address: 839 WASHINGTON ST  
 Land Use: 343  
 Zoning: CBD  
 Building Type: CONDO-OFC  
 Stories: 2  
 Exterior Construction: CLAPBOARD  
 Interior Construction: DRYWALL  
 Building Age: 2006  
 Assessed Value: \$209,000  
 Building Condition: Good  
 Ownership: PELAYO REALTY LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - two law offices and a dentist



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

215

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 386 2  
 Address: 839 WASHINGTON ST  
 Land Use: 343  
 Zoning: CBD  
 Building Type: CONDO-OFC  
 Stories: 2  
 Exterior Construction: CLAPBOARD  
 Interior Construction: DRYWALL  
 Building Age: 2006  
 Assessed Value: \$280,200  
 Building Condition: Good  
 Ownership: TTTK LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - two law offices and a dentist



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots Front setback fully paved  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

216

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 387 0  
 Address: 837 WASHINGTON ST  
 Land Use: 954  
 Zoning: CBD  
 Building Type: CLUBHOUSE  
 Stories: 1  
 Exterior Construction: BRICK VENR  
 Interior Construction: PLYWD PANL  
 Building Age: 1961  
 Assessed Value: \$377,800  
 Building Condition: Avg-Good  
 Ownership: ROMANUK MICHAEL POST 1645  
 Commercial/Residential: Nonprofit  
 Storefront Construction:  
 Vacant: yes no other: No - VFW Post



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

217

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 388 0  
 Address: WASHINGTON ST  
 Land Use: 901  
 Zoning: CBD  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$13,700  
 Building Condition:  
 Ownership: MASS BAY TRANS AUTHORITY  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Access to MBTA parking lot - 054 404

*Picture Source: The Cecil Group, Inc.***If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
------------------	------------------

Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

218

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 389 0  
 Address: 825 WASHINGTON ST  
 Land Use: 334  
 Zoning: CBD  
 Building Type: SERVICE ST  
 Stories: 1  
 Exterior Construction: CONC BLOCK  
 Interior Construction: DRYWALL  
 Building Age: 1965  
 Assessed Value: \$513,400  
 Building Condition: Avg-Good  
 Ownership: CHRISTAMARIA REALTY LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Unsure - on Loopnet but article cached; may be a Getty



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Lot is fully paved
Environmental	Probable lead paint based on age of building
Other:	MassDEP: Open/Closed (see <i>Existing Conditions Memorandum</i> , April 2015)
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

219

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 390 0  
 Address: 815 WASHINGTON ST  
 Land Use: 105  
 Zoning: CBD  
 Building Type: MULTI-CONV  
 Stories: 2H  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$262,000  
 Building Condition: Average  
 Ownership: SILVA DANIEL S  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Paint, minor repairs needed
Porch/Stairs/Deck	
Foundation	Dumping behind building
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	MassDEP: Closed (see <i>Existing Conditions Memorandum</i> , April 2015)
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

220

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 391 0  
 Address: 811 WASHINGTON ST  
 Land Use: 031  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$345,000  
 Building Condition: Fair  
 Ownership: YAITANES PHILLIP N  
 YATANES BRIGET A  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Both - Naguya just opened but other half is abandoned antique store



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other: Abandoned shop contents in ground floor space  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.



221

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 392 0  
 Address: 797 WASHINGTON ST  
 Land Use: 362  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$537,600  
 Building Condition: Fair  
 Ownership: VIEN KEVIN TRUSTEE  
 C & V INVESTMENT REALTY TR  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: J&J Thrift, Aquarium Store, BUT vacant State Theatre



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Has driveway access to Wyman Street
Environmental	Probable lead paint based on age of building
Other:	State Theatre portion of building in poor condition inside and outside
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	

222

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 393 0  
 Address: 793 WASHINGTON ST  
 Land Use: 325  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$291,400  
 Building Condition: Good  
 Ownership: FRONTINO DOMENICO  
 FRONTINO ANTONIETTA  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Upholstery Store on ground floor



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

MassDEP: Closed (see *Existing Conditions Memorandum* , April 2015)

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

223

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 394 0  
 Address: 785 WASHINGTON ST  
 Land Use: 325  
 Zoning: CBD  
 Building Type: SHOP CTR N  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: PLASTER  
 Building Age: 1950  
 Assessed Value: \$320,600  
 Building Condition: Good  
 Ownership: RITTENBERG J & TUCK J TRSTS  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<b><u>Component</u></b>	<b><u>Condition</u></b>
Roofing	
Windows and Doors	
Exterior Walls	Minor repairs needed
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

224

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 395 0  
 Address: 10 WYMAN ST  
 Land Use: 031  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$294,000  
 Building Condition: Fair-Avg  
 Ownership: PANICO STEVEN M & LINDA S  
 TRUSTEES OF S & L REALTY TRUST  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

225

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 396 0  
 Address: 16 WYMAN ST  
 Land Use: 325  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$288,600  
 Building Condition: Fair  
 Ownership: DYKEMAN LOUIS E  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Yes - demolition x on building



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

226

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 397 0  
 Address: 24 WYMAN ST  
 Land Use: 325  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 2T  
 Exterior Construction: WOOD SHING  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$247,600  
 Building Condition: Fair  
 Ownership: DYKEMAN ELEC CO INC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

227

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 398 0  
 Address: 26 WYMAN ST  
 Land Use: 013  
 Zoning: CBD  
 Building Type: MIXED OLD  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$486,500  
 Building Condition: Average  
 Ownership: FERNANDES AVELINO A  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - fully occupied



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Siding repairs in two different colors
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Lot fully paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	



228

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 399 0  
 Address: 21 RAILROAD AV  
 Land Use: 353  
 Zoning: CBD  
 Building Type: CLUBHOUSE  
 Stories: 1A  
 Exterior Construction: BRICK  
 Interior Construction: DRYWALL  
 Building Age: 2005  
 Assessed Value: \$478,700  
 Building Condition: Average  
 Ownership: PORTUGUESE NATL CLUB  
 OF STOUGHTON, INC  
 Commercial/Residential: Nonprofit  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	The property is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots                      Parking lot in front of building - fully paved  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

229

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 400 0  
 Address: 27 RAILROAD AV  
 Land Use: 316  
 Zoning: CBD  
 Building Type: GARAGE  
 Stories: 1  
 Exterior Construction: CONC BLOCK  
 Interior Construction: MINIMUM  
 Building Age: 1950  
 Assessed Value: \$86,000  
 Building Condition: Fair  
 Ownership: DUBOIS RICHARD L & DELORES  
 TRSTS DUBOIS FAMILY NOM TRUST  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Unclear



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Needs paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

230

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 401 0  
 Address: 48 WYMAN ST  
 Land Use: 316  
 Zoning: CBD  
 Building Type: WAREHOUSE  
 Stories: 1  
 Exterior Construction: CORREG STL  
 Interior Construction: MINIMUM  
 Building Age: 1960  
 Assessed Value: \$187,800  
 Building Condition: Poor  
 Ownership: BOLT FACILITY CASE CORPORATION  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Yes - new owner



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	Windows papered
Exterior Walls	Metal siding in poor condition - rust, dents
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	

231

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 402 0  
 Address: RAILROAD AV  
 Land Use: 930  
 Zoning: CBD  
 Building Type: VACANT LAND  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$49,400  
 Building Condition:  
 Ownership: TOWN OF STOUGHTON  
 Commercial/Residential: **Municipal**  
 Storefront Construction:  
 Vacant: yes no other: **No - parking lot - for commuters and generates revenue**



**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<b><u>Component</u></b>	<b><u>Condition</u></b>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Parcel is fully paved; some cracks in paving
Environmental	
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	

232

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 403 0  
 Address: RAILROAD AV  
 Land Use: 930  
 Zoning: CBD  
 Building Type: VACANT LAND  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$18,500  
 Building Condition: Average  
 Ownership: TOWN OF STOUGHTON  
 Commercial/Residential: Municipal  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot - for commuters and generates revenue



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Parcel is fully paved; some cracks in paving

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

233

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 404 0  
 Address: WYMAN ST  
 Land Use: 901  
 Zoning: CBD  
 Building Type: VACANT LAND  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$52,200  
 Building Condition:  
 Ownership: MASS BAY TRANS AUTHORITY  
 Commercial/Residential: State agency  
 Storefront Construction:  
 Vacant: yes no other: No - commuter rail parking



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Physical Deterioration of Building                  |
| <input type="checkbox"/>            | Abandoned Property                                  |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                     |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                           |
| <input type="checkbox"/>            | Significant Decline in Property Value               |
| <input type="checkbox"/>            | Abnormally Low Property Value                       |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination      |
| <input type="checkbox"/>            | Other (please explain)                              |
| <input checked="" type="checkbox"/> | The property is not contributing to slum and blight |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

234

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 405 0  
 Address: WYMAN ST  
 Land Use: 901  
 Zoning: I  
 Building Type: VACANT LAND  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$51,200  
 Building Condition:  
 Ownership: MASS BAY TRANS AUTHORITY  
 Commercial/Residential: State agency  
 Storefront Construction:  
 Vacant: yes no other: No - commuter rail parking



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Physical Deterioration of Building                  |
| <input type="checkbox"/>            | Abandoned Property                                  |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                     |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                           |
| <input type="checkbox"/>            | Significant Decline in Property Value               |
| <input type="checkbox"/>            | Abnormally Low Property Value                       |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination      |
| <input type="checkbox"/>            | Other (please explain)                              |
| <input checked="" type="checkbox"/> | The property is not contributing to slum and blight |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



235

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 406 0  
 Address: MORTON SQ  
 Land Use: 332  
 Zoning: I  
 Building Type: REPAIR GAR  
 Stories: 1  
 Exterior Construction: ALUMINUM  
 Interior Construction: MINIMUM  
 Building Age: 1950  
 Assessed Value: \$169,300  
 Building Condition: Fair  
 Ownership: MURPHY COAL CO INC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - active and used for storage of materials



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:



Probable lead paint based on age of building

Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

236

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 407 0  
 Address: MORTON ST  
 Land Use: 131  
 Zoning: I  
 Building Type: VACNT LAND

Stories:

Exterior Construction:

Interior Construction:

Building Age:

Assessed Value: \$43,000

Building Condition:

Ownership  
 GOUVEIA NELSON E & KENNETH  
 HOBSON EILEEN

Commercial/Residential:

Storefront Construction:

Vacant: yes no other: Yes - empty overgrown lot

*Picture Source: The Cecil Group, Inc.***If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input checked="" type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

237

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 408 0  
 Address: 15 MORTON SQ  
 Land Use: 104  
 Zoning: I  
 Building Type: MULTI-CONV  
 Stories: 1T  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1940  
 Assessed Value: \$195,500  
 Building Condition: Average  
 Ownership: GOUVEIA NELSON E & KENNETH  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Peeling paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

238

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 409 0  
 Address: 11 MORTON SQ  
 Land Use: 104  
 Zoning: I  
 Building Type: MULTI-CONV  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1925  
 Assessed Value: \$222,900  
 Building Condition: Average  
 Ownership: MARTINS JOSE G  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Peeling paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

239

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 410 0  
 Address: 5 MORTON SQ  
 Land Use: 111  
 Zoning: I  
 Building Type: APT 4-8  
 Stories: 2A  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$336,300  
 Building Condition: Good  
 Ownership: GRAVES ADAM S  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Minor repairs
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

240

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 411 0  
 Address: 1 MORTON SQ  
 Land Use: 111  
 Zoning: I  
 Building Type: APT 4-8  
 Stories: 2H  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$319,000  
 Building Condition: Average  
 Ownership: AMERICA MARIA A TRUSTEE  
 MORTON SQUARE REALTY TRUST  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Minor repairs
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

241

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 412 0  
 Address: 24 MORTON ST  
 Land Use: 316  
 Zoning: I  
 Building Type: WAREHOUSE  
 Stories: 1  
 Exterior Construction: CORREG STL  
 Interior Construction: DRYWALL  
 Building Age: 1950  
 Assessed Value: \$202,600  
 Building Condition: Average  
 Ownership: JUCKETT WAYNE M ETAL TRUSTEES  
 Commercial/Residential: BETA REALTY TRUST  
 Storefront Construction: C  
 Vacant: yes no other: Unclear



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Needs paint
Porch/Stairs/Deck	Porch roof needs repairs
Foundation	
Storefront & Signage	
Parking Lots	Need repairs
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	



242

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 413 0  
 Address: 46 MORTON ST  
 Land Use: 401  
 Zoning: I  
 Building Type: WAREHOUSE  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: MINIMUM  
 Building Age: 1930  
 Assessed Value: \$388,800  
 Building Condition: Average  
 Ownership: ALPHA CHEMICAL SERVICES INC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - Alpha Chemical Site



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



Probable lead paint based on age of building

MassDEP: Closed (see *Existing Conditions Memorandum* , April 2015)

243

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 422 0  
 Address: 3 MORTON ST  
 Land Use: 390  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$87,500  
 Building Condition:  
 Ownership: H & R CONSTRUCTION CORP  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Yes - empty lot for sale - fully permitted 617-502-1402



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input checked="" type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Lot has been cleared but materials have been dumped on site

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

244

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 439 0  
 Address: 14-18 FREEMAN ST  
 Land Use: 013  
 Zoning: CBD  
 Building Type: OLD STYLE  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$235,000  
 Building Condition: Average  
 Ownership: HAMILTON CHERYL L  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

245

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 054 440 0  
 Address: 14 SEAVER ST  
 Land Use: 337  
 Zoning: CBD  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$16,600  
 Building Condition:  
 Ownership: SAN SALVADORE ASSOC  
 Commercial/Residential:  
 Storefront Construction:  
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Physical Deterioration of Building                  |
| <input type="checkbox"/>            | Abandoned Property                                  |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                     |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                           |
| <input type="checkbox"/>            | Significant Decline in Property Value               |
| <input type="checkbox"/>            | Abnormally Low Property Value                       |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination      |
| <input type="checkbox"/>            | Other (please explain)                              |
| <input checked="" type="checkbox"/> | The property is not contributing to slum and blight |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

246

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 048 0  
 Address: 85 PEARL ST  
 Land Use: 105  
 Zoning: GB  
 Building Type: MULTI-TNHS  
 Stories: 1T  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1940  
 Assessed Value: \$274,000  
 Building Condition: Average  
 Ownership: SHANKAR MARIMUTHU & ANANDHAVEN 50% INT  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

247

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 049 0  
 Address: 83 PEARL ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1935  
 Assessed Value: \$232,900  
 Building Condition: Average  
 Ownership: BURKE MARY E  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

248

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 050 0  
 Address: 73 PEARL ST  
 Land Use: 013  
 Zoning: GB  
 Building Type: MIXED OLD  
 Stories: 1T  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1935  
 Assessed Value: \$266,300  
 Building Condition: Average  
 Ownership: SANTOS ARTUR & SANTOS NATALIA M  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Needs repairs
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	



249

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 051 0  
 Address: 35 SCHOOL ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1935  
 Assessed Value: \$237,000  
 Building Condition: Average  
 Ownership: MILEJCZAK NORBERT  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Needs paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

250

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 052 0  
 Address: 25 SCHOOL ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 1T  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1925  
 Assessed Value: \$215,400  
 Building Condition: Avg-Good  
 Ownership: CONNOLLY PAUL D  
 SYLVAIN MELISSA & HORTON JR G  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

251

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 055 053 0  
 Address: 15 SCHOOL ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1950  
 Assessed Value: \$205,600  
 Building Condition: Average  
 Ownership: VIEIRA JOSE F  
 VIEIRA MARIA N  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Recently repainted
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	

252

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 054 0  
 Address: 11 SCHOOL ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 1H  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$245,500  
 Building Condition: Avg-Good  
 Ownership: THERMITUS NARDEGE  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Significant outdoor storage

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

253

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 055 0  
 Address: 669 WASHINGTON ST  
 Land Use: 334  
 Zoning: GB  
 Building Type: SERVICE ST  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: MINIMUM  
 Building Age: 1952  
 Assessed Value: \$308,300  
 Building Condition: Average  
 Ownership: POWER TEST REALTY COMPANY  
 C/O GETTY PETROLEUM MARKETING  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Singificant paint required
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

254

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 056 0  
 Address: WASHINGTON ST  
 Land Use: 337  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$86,700  
 Building Condition:  
 Ownership: POWER TEST REALTY  
 C/O GETTY PETROLEUM MARKETING  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 055 055



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

MassDEP: Closed (see *Existing Conditions Memorandum* , April 2015)

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

255

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 057 0  
 Address: AVALON ST  
 Land Use: 337  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$117,400  
 Building Condition:  
 Ownership: READER LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 055 068



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Physical Deterioration of Building                  |
| <input type="checkbox"/>            | Abandoned Property                                  |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                     |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                           |
| <input type="checkbox"/>            | Significant Decline in Property Value               |
| <input type="checkbox"/>            | Abnormally Low Property Value                       |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination      |
| <input type="checkbox"/>            | Other (please explain)                              |
| <input checked="" type="checkbox"/> | The property is not contributing to slum and blight |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



256

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 058 0  
 Address: 16 AVALON ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1930  
 Assessed Value: \$209,100  
 Building Condition: Average  
 Ownership: AMERICA JOHN  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

257

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 059 0  
 Address: 17 CLIFFORD AV  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 1T  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1945  
 Assessed Value: \$236,500  
 Building Condition: Avg-Good  
 Ownership: KAMPANELLAS SIMOS H  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

258

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 060 0  
 Address: 13 CLIFFORD AV  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: ASBESTOS  
 Interior Construction: DRYWALL  
 Building Age: 1945  
 Assessed Value: \$252,600  
 Building Condition: Avg-Good  
 Ownership: RIBERIO ANA C  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Front setback is fully paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

259

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 061 0  
 Address: 9 CLIFFORD AV  
 Land Use: 104  
 Zoning: RU  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1945  
 Assessed Value: \$248,100  
 Building Condition: Avg-Good  
 Ownership: FONTAINE ROSE M  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

260

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 062 0  
 Address: 12 CLIFFORD AV  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 1H  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1940  
 Assessed Value: \$224,400  
 Building Condition: Average  
 Ownership: PITTA JOSEPH W  
 PITTA RUTHANN I  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

261

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 055 063 0  
 Address: 16 CLIFFORD AV  
 Land Use: 101  
 Zoning: GB  
 Building Type: RANCH  
 Stories: 1  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1955  
 Assessed Value: \$194,500  
 Building Condition: Average  
 Ownership: LYNOTT MARK J  
 VALLE-LYNOTT EILEEN  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



If the property contributes to slum & blight, please check all that apply.

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental Probable lead paint based on age of building  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

262

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 068 0  
 Address: 657 WASHINGTON ST  
 Land Use: 326  
 Zoning: GB  
 Building Type: RESTAURANT  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: DRYWALL  
 Building Age: 1952  
 Assessed Value: \$710,300  
 Building Condition: Good  
 Ownership: READER LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - Cheng Dhu



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |  |  |
|--|--|
| <input type="checkbox"/>                                   | Physical Deterioration of Building             |
| <input type="checkbox"/>                                   | Abandoned Property                             |
| <input type="checkbox"/>                                   | Chronic High Occupancy Turnover                |
| <input type="checkbox"/>                                   | Chronic High Vacancy Rate                      |
| <input type="checkbox"/>                                   | Significant Decline in Property Value          |
| <input type="checkbox"/>                                   | Abnormally Low Property Value                  |
| <input checked="" type="checkbox"/>                        | Known or Suspected Environmental Contamination |
| <input type="checkbox"/>                                   | Other (please explain)                         |
| <i>The property is not contributing to slum and blight</i> |  |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Front setback fully paved

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



263

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 069 0  
 Address: 645 WASHINGTON ST  
 Land Use: 334  
 Zoning: GB  
 Building Type: SERVICE ST  
 Stories: 1  
 Exterior Construction: CORREG STL  
 Interior Construction: MINIMUM  
 Building Age: 1950  
 Assessed Value: \$628,100  
 Building Condition: Good  
 Ownership: 645 WASHINGTON STREET RLTY LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - service station and auto sales



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots Lot is fully paved  
 Environmental Probable lead paint based on age of building  
 Other: MassDEP: Closed (see *Existing Conditions Memorandum* , April 2015)  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

264

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 166 0  
 Address: 630 WASHINGTON ST  
 Land Use: 326  
 Zoning: GB  
 Building Type: RESTAURANT  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: DRYWALL  
 Building Age: 1972  
 Assessed Value: \$303,700  
 Building Condition: Fair-Avg  
 Ownership: TRI-TOWN COMMONS II LLC  
 C/O WINSTANLEY ENTERPRISES LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Yes - Surrey Equities 888-320-3470



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input type="checkbox"/>            | <i>The property is not contributing to slum and blight</i> |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

265

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 167 0  
 Address: WASHINGTON ST  
 Land Use: 337  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$225,800  
 Building Condition:  
 Ownership: TRI-TOWN COMMONS II LLC  
 C/O WINSTANLEY ENTERPRISES LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot used for 055 166



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Physical Deterioration of Building                  |
| <input type="checkbox"/>            | Abandoned Property                                  |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                     |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                           |
| <input type="checkbox"/>            | Significant Decline in Property Value               |
| <input type="checkbox"/>            | Abnormally Low Property Value                       |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination      |
| <input type="checkbox"/>            | Other (please explain)                              |
| <input checked="" type="checkbox"/> | The property is not contributing to slum and blight |

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component****Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront &amp; Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

266

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 168 0  
 Address: 638 WASHINGTON ST  
 Land Use: 323  
 Zoning: GB  
 Building Type: SHOP CTR N  
 Stories: 1  
 Exterior Construction: CONC BLOCK  
 Interior Construction: DRYWALL  
 Building Age: 1981  
 Assessed Value: \$6,494,600  
 Building Condition: Average  
 Ownership: TRI-TOWN COMMONS LLC  
 Commercial/Residential: C/O WINSTANLEY ENTERPRISES LLC  
 Storefront Construction: C  
 Vacant: yes no other: Partially vacant while new supermarket moves in



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
------------------	------------------

Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

267

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 169 0  
 Address: 96 MONK ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 1T  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$228,400  
 Building Condition: Average  
 Ownership: DANNA PAUL F  
 Commercial/Residential: CULLEN KIMBERLY ANN  
 R  
 Storefront Construction:  
 Vacant: yes no other: No - **could be removed from redevelopment area**



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

268

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 181 0  
 Address: 67 MONK ST  
 Land Use: 104  
 Zoning: RU  
 Building Type: MULTI-CONV  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$232,200  
 Building Condition: Average  
 Ownership: MORAIS JOSE M & MARIA C L/E  
 ANTONIO M MORAIS REMAINDER  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

269

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 055 182 0  
 Address: MONK ST  
 Land Use: 337  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$95,700  
 Building Condition:  
 Ownership: KAMPANELAS CHARLES  
 KAMPANELAS PARIS  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - parking lot for 054 241



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<input checked="" type="checkbox"/>	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Fully paved lot in poor condition
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	



270

NAME OF SLUM &amp; BLIGHT AREA:

Stoughton Downtown Redevelopment Area

**Property Data**

Parcel ID: 055 228 0  
 Address: CLIFFORD AV  
 Land Use: 132  
 Zoning: GB  
 Building Type: VACNT LAND  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$200  
 Building Condition:  
 Ownership: LYNOTT MARK J  
 VALLE-LYNOTT EILEEN  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: Very thin sliver of land attached to 055 063

NO PICTURE

**If the property contributes to slum & blight, please check all that apply.**

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | Physical Deterioration of Building                         |
| <input type="checkbox"/>            | Abandoned Property   |
| <input type="checkbox"/>            | Chronic High Occupancy Turnover                            |
| <input type="checkbox"/>            | Chronic High Vacancy Rate                                  |
| <input type="checkbox"/>            | Significant Decline in Property Value                      |
| <input type="checkbox"/>            | Abnormally Low Property Value                              |
| <input type="checkbox"/>            | Known or Suspected Environmental Contamination             |
| <input type="checkbox"/>            | Other (please explain)                                     |
| <input checked="" type="checkbox"/> | <i>The property is not contributing to slum and blight</i> |

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component****Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other: Very thin strip of land between 055 063 0 and 055 062 0  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.