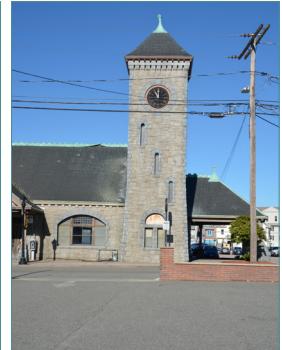
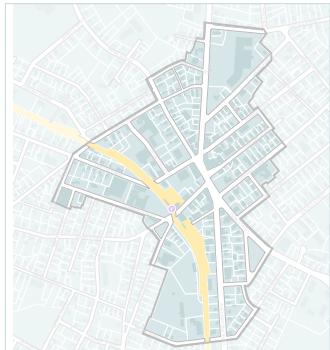


STOUGHTON DOWNTOWN REDEVELOPMENT PLAN

Volume III: Existing Conditions Memorandum

Appendices

Stoughton, Massachusetts April 2015



THE CECIL GROUP AND STANTEC

NAME OF SLUM & BLIGHT AREA:
158 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
159 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
VIEIRA DANIEL P
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.

- 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.

<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.	

160 NAME OF SLUM & 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.

- 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 & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

161 NAME OF SLUM & 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.

- 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.

<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 & 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.

- 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	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 & 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.

- 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)
- ü *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.

164 NAME OF SLUM & 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
 7-11 FREEMAN REALTY TRUST
 Commercial/Residential: C
 Storefront Construction:
 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.

- 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 & 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 & BLIGHT AREA:
Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 305 0
Address: FREEMAN ST
Land Use: 930
Zoning: CBD
Building Type: VACNT 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.

- 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)

ü *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:	Helps to provide parking for 054 304
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

NAME OF SLUM & BLIGHT AREA:
166 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
CHURCH OF STOUGHTON
Commercial/Residential: Nonprofit - religious
Storefront Construction:
Vacant: yes no other: N



Picture Source: Town of Stoughton, GIS

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.

<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 & 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
 TR OF LINWAY 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.

- 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 & 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 & 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.

- 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)

ü 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.

NAME OF SLUM & BLIGHT AREA:
169 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.

- 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 & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

170 NAME OF SLUM & 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.

- 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.

<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:	Chimney needs minor repairs
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

171 NAME OF SLUM & 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.

- 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.

<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 & 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.

- 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 & 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 & 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.

- 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.

<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.	

174 NAME OF SLUM & 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.

- 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.

<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.	

175 NAME OF SLUM & 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.

- 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 & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

Condition

NAME OF SLUM & BLIGHT AREA:
176 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
177 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
AAJ FAMILY 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.

- 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.

<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:	Shutters recently repainted
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

NAME OF SLUM & BLIGHT AREA:
178 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.

- 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.

<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 repainted

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

NAME OF SLUM & BLIGHT AREA:
179 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: RANDOLPH SAVINGS BANK
Ownership
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.

- 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 & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

180 NAME OF SLUM & 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.

- 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 & 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.

- 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.

<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.	

182 NAME OF SLUM & 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.

- 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.

<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.	

183 NAME OF SLUM & 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.

- 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.

<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.	

184 NAME OF SLUM & 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.

<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 054 327 0 and 054 440 0
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

Sliver of land between 054 327 0 and 054 440 0

185 NAME OF SLUM & 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.

- 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 & 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 & 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
 AAJ FAMILY 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.

- 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.

<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 & 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.

- 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)

ü 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:	Island in Walnut Street
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

NAME OF SLUM & BLIGHT AREA:
188 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.

- 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.

<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.	

189 NAME OF SLUM & 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.

- 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.

<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 & 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.

- 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.

<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 & 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.

- 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.

<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.	

192 NAME OF SLUM & 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.

- 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	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 & 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.

- 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.

<u>Component</u>	<u>Condition</u>
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 & 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.

- 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.

<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.	

195 NAME OF SLUM & 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.

- 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.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & 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.	

NAME OF SLUM & BLIGHT AREA:
196 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.

- 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.

<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 & 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: STOUGHTON 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
198 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: STOUGHTON TRVST LLC
Ownership
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.

- 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)

ü 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:	Sliver of land between 054 371 0 and 054 373 0
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

NAME OF SLUM & BLIGHT AREA:
199 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: STOUGHTON 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.

- 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.

<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 & 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 & CORNE SPRUCE ST REALTY 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.

- 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

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	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

201 NAME OF SLUM & 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.

- 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 & Signage
Parking Lots
Environmental
Other:
Overall Property Rating:
(Excellent / Good / Fair / Poor)
briefly state why.

202 NAME OF SLUM & 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.

- 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 & Signage
 Parking Lots
 Environmental
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

203 NAME OF SLUM & 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.

- 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	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 & 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.

- 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.

<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.	

205 NAME OF SLUM & 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.

- 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.

<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.	

206 NAME OF SLUM & 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.

- 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.

<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.	

207 NAME OF SLUM & 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.

- 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.

<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 & 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
 PROPERTY TAX DEPT
 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
209 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.

- 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 & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

210 NAME OF SLUM & 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.

- 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 & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

211 NAME OF SLUM & 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.

- 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.

<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 & BLIGHT AREA:
Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 384 0
Address: WASHINGTON ST
Land Use: 957
Zoning: GB
Building Type: VACNT 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.

- 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 & Signage
Parking Lots
Environmental
Other:
Overall Property Rating:
(Excellent / Good / Fair / Poor)
briefly state why.

213 NAME OF SLUM & 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.

- 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.

<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.	

214 NAME OF SLUM & 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.

- 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 & Signage
 Parking Lots
 Environmental
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

215 NAME OF SLUM & 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.

- 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)

ü *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	Front setback fully paved
Environmental	
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

NAME OF SLUM & BLIGHT AREA:
216 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
 VETERANS OF FOREIGN WARS
 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.

- 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.

<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 & 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.

- 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 & Signage
 Parking Lots
 Environmental
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

NAME OF SLUM & BLIGHT AREA:
218 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.

- 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.

<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 & 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.

- 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.

<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 & 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.

- 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.

<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:	Abandoned shop contents in ground floor space
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

221 NAME OF SLUM & 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) |
| <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 & 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.

- 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.

<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:	MassDEP: Closed (see <i>Existing Conditions Memorandum</i> , April 2015)
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

223 NAME OF SLUM & 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
 BUICK REALTY TRUST II
 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.

- 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.

<u>Component</u>	<u>Condition</u>
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 & 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.

- 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.

<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.	

225 NAME OF SLUM & 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
226 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.

- 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.

<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 & 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.

- 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.

<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.

NAME OF SLUM & BLIGHT AREA:
228 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.

- 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)

ü 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	Parking lot in front of building - fully paved
Environmental	
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

229 NAME OF SLUM & 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.

- 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.

<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 & 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.

- 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.

<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 & BLIGHT AREA:
Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 402 0
Address: RAILROAD AV
Land Use: 930
Zoning: CBD
Building Type: VACNT 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.

- 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.

<u>Component</u>	<u>Condition</u>
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 & BLIGHT AREA:
Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 403 0
Address: RAILROAD AV
Land Use: 930
Zoning: CBD
Building Type: VACNT 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.

- 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.

<u>Component</u>	<u>Condition</u>
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.	

233 NAME OF SLUM & BLIGHT AREA:
Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 404 0
Address: WYMAN ST
Land Use: 901
Zoning: CBD
Building Type: VACNT 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.

- 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)

ü *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.

234 NAME OF SLUM & BLIGHT AREA:
Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 405 0
Address: WYMAN ST
Land Use: 901
Zoning: I
Building Type: VACNT 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.

- 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 & Signage
Parking Lots
Environmental
Other:
Overall Property Rating:
(Excellent / Good / Fair / Poor)
briefly state why.

235 NAME OF SLUM & 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.

- 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 & Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

NAME OF SLUM & BLIGHT AREA:
236 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.

- 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 & Signage
 Parking Lots
 Environmental
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

237 NAME OF SLUM & 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
 HOBSON EILEEN
 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
238 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
MARTINS MARIA 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.

- 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.

<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 & 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.

- 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.

<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 & 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.

- 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.

<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 & 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
 BETA REALTY TRUST
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: Unclear



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.

<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 & 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.

- 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

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.

Condition



Probable lead paint based on age of building

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

243 NAME OF SLUM & 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.

- 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 & 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 & 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.

- 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.

<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.	

245 NAME OF SLUM & 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.

- 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)

ü 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.

NAME OF SLUM & BLIGHT AREA:
246 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
 AKKAMMANAVAR A S & ARVIND S A 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
247 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
248 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
249 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.

- 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.

<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 & 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.

- 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.

<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.	

251 NAME OF SLUM & 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.

- 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.

<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 & 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.

- 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.

<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:	Significant outdoor storage
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

253 NAME OF SLUM & 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.

- 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	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 & 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.

- 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.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	MassDEP: Closed (see <i>Existing Conditions Memorandum</i> , April 2015)
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

255 NAME OF SLUM & 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.

- 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)

ü *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.

NAME OF SLUM & BLIGHT AREA:
256 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
257 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
258 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
259 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.

- 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.

<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.	

260 NAME OF SLUM & 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.

- 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.

<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.	

261 NAME OF SLUM & 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.

- 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.

<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.	

262 NAME OF SLUM & 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.

- 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.

<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.	

263 NAME OF SLUM & 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.

- 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.

<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: Closed (see <i>Existing Conditions Memorandum</i> , April 2015)
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

264 NAME OF SLUM & 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.

- 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 & 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 & 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.

- 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)
- ü *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.

266 NAME OF SLUM & 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
 C/O WINSTANLEY ENTERPRISES LLC
 Commercial/Residential: C
 Storefront Construction:
 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.

- 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 & Signage
 Parking Lots
 Environmental
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

267 NAME OF SLUM & 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
CULLEN KIMBERLY ANN
Commercial/Residential: 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.

- 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.

<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.	

NAME OF SLUM & BLIGHT AREA:
268 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.

- 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.

<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 & 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.

- 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.

<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 & 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.

- 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 & 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.