

45

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 115 0
 Address: 66 CANTON ST
 Land Use: 101
 Zoning: RU
 Building Type: OLD STYLE
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$262,400
 Building Condition: Good-VG
 Ownership: REBELO DANIEL
 ANJOS ENEIDA
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

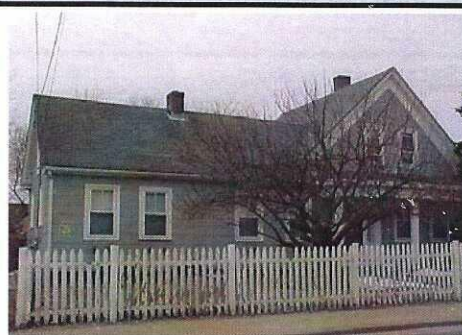
Roofing
 Windows and Doors
 Exterior Walls
 Porch/Stairs/Deck
 Foundation
 Storefront & Signage
 Parking Lots
 Environmental Probable lead paint based on age of building
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

46

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 116 0
 Address: 76 CANTON ST
 Land Use: 101
 Zoning: RU
 Building Type: OLD STYLE
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$279,000
 Building Condition: Good-VG
 Ownership: MAGUIRE BRENDAN
 MAGUIRE 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.

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

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

Component**Condition**

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

47

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 117 0
 Address: 82 CANTON ST
 Land Use: 101
 Zoning: RU
 Building Type: OLD STYLE
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$204,200
 Building Condition: Average
 Ownership: DOWD ARTHUR D
 DOWD MARY C
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

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

48

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 163 0
 Address: 73 CANTON ST
 Land Use: 013
 Zoning: GB
 Building Type: APT 4-8
 Stories: 2H
 Exterior Construction: ASBESTOS
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$340,400
 Building Condition: Average
 Ownership: MCGAUGHEY M & TARR D TRSTEES
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

49

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 164 0
 Address: 69 CANTON ST
 Land Use: 104
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$227,000
 Building Condition: Average
 Ownership: RESENDES MARIA LE
 RESENDES HELDER J
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	New siding on front of building; some 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.	

50

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 165 0
 Address: 63 CANTON ST
 Land Use: 105
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$351,500
 Building Condition: Very Good
 Ownership: SANCHI REALTY LLC
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No - address is 63-65 Canton



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing	
Windows and Doors	
Exterior Walls	Some paint 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.	

51

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 166 0
 Address: 53 CANTON ST
 Land Use: 104
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1935
 Assessed Value: \$275,500
 Building Condition: Average
 Ownership: FARIA JACK M
 FARIA PEARL A
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



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

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

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

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

52

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 167 0
 Address: 43 CANTON ST
 Land Use: 316
 Zoning: GB
 Building Type: WAREHOUSE
 Stories: 1
 Exterior Construction: CORREG STL
 Interior Construction: MINIMUM
 Building Age: 1971
 Assessed Value: \$243,900
 Building Condition: Fair
 Ownership: BARROS LUIS M S
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: Brick bldg no - Brazilian Jiu-Jitsu; Steel?



Picture Source: Town of Stoughton, GIS

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

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

Describe the condition of each applicable component using the category definitions found on pages 16-19. Also explain if the turnover/vacancy, property value, and/or contamination boxes which are checked above.

Component**Condition**

Roofing	
Windows and Doors	
Exterior Walls	Brick - good; Steel - poor
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Check parcel for number of buildings - one brick, one steel. Steel may be T
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

53

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 168 0
 Address: CANTON ST
 Land Use: 901
 Zoning: GB
 Building Type: VACNT LAND
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$82,600
 Building Condition: Average
 Ownership: MASS BAY TRANS AUTHORITY
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: The Cecil Group, Inc.

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

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

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

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

54

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 169 0
 Address: CANTON ST
 Land Use: 901
 Zoning: GB
 Building Type: VACNT LAND
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$73,700
 Building Condition: Average
 Ownership: MASS BAY TRANS AUTHORITY
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: The Cecil Group, Inc.

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

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

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

Component**Condition**

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

55

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 170 0
 Address: CANTON ST
 Land Use: 901
 Zoning: GB
 Building Type: VACANT LAND
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$85,300
 Building Condition: Average
 Ownership: MASS BAY TRANS AUTHORITY
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: The Cecil Group, Inc.

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

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

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

Component**Condition**

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

56

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 171 0
 Address: 50 ROSE ST
 Land Use: 929
 Zoning: CBD
 Building Type: VACANT LAND
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$86,800
 Building Condition:
 Ownership: MASS BAY TRANS AUTHORITY
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: The Cecil Group, Inc.

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

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

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

Component**Condition**

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

57

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 172 0
 Address: 4 PORTER ST
 Land Use: 340
 Zoning: CBD
 Building Type: OFFICE
 Stories: 2
 Exterior Construction: STUCCO
 Interior Construction: DRYWALL
 Building Age: 1900
 Assessed Value: \$343,300
 Building Condition: Average
 Ownership: HAZEN REALTY LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - Aidan's coral Cove, Celina's Tailoring & Upholstery; Office for rent 781-344-3693



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

58

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 1
 Address: 12A ROSE ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$154,600
 Building Condition: Average
 Ownership: CHORNOVAS DEMETRA
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: ?



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing
 Windows and Doors
 Exterior Walls
 Porch/Stairs/Deck
 Foundation
 Storefront & Signage
 Parking Lots
 Environmental
 Other: Sidewalk stops at end of property - does not connect to police sidewalk
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

59

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 2
 Address: 12B ROSE ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$153,200
 Building Condition: Average
 Ownership: HOPKINS JOANNE
 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	See 054 173 1
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.	

60

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 3
 Address: 12C ROSE ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$156,800
 Building Condition: Average
 Ownership: FARRELL PAUL B & MARK E TRSTS
 MARGARET M FARRELL IRREV TRUST
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component	Condition
Roofing	See 054 173 1
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.	

61

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 4
 Address: 12D ROSE ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$155,300
 Building Condition: Average
 Ownership: HOWARD JASON C
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



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

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

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

Component**Condition**

Roofing: See 054 173 1
 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.

62

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 5
 Address: 12E ROSE ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$156,800
 Building Condition: Average
 Ownership: HALLAHAN JOSEPH
 HALLAHAN DANIEL
 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.

Component**Condition**

Roofing See 054 173 1
 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.

63

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 6
 Address: 12F ROSE ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$155,300
 Building Condition: Average
 Ownership: FRIESEN JOSEPH M
 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.

Component**Condition**

Roofing See 054 173 1
 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.

64

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 7
 Address: 12G ROSE ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$152,600
 Building Condition: Average
 Ownership: BEER EVE R LIFE ESTATE
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

See 054 173 1

65

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 8
 Address: 12H ROSE ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$152,400
 Building Condition: Average
 Ownership: O'CONNELL PATRICK
 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.

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.

See 054 173 1

66

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 9
 Address: 10A PORTER ST
 Land Use: 343
 Zoning: CBD
 Building Type: CONDO-OFC
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$133,100
 Building Condition: Average
 Ownership: CURTIN & LUDTKE
 CURTIN H JAMES & LUDTKE MARK H
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: Possible availability of units; florist space is vacant



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.

67

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 10
 Address: 10B PORTER ST
 Land Use: 343
 Zoning: CBD
 Building Type: CONDO-OFC
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 2006
 Assessed Value: \$122,400
 Building Condition: Average
 Ownership: CURTIN & LUDTKE REALTY LLC
 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.

Component**Condition**

Roofing See 054 173 9
 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.

68

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 11
 Address: 10C PORTER ST
 Land Use: 343
 Zoning: CBD
 Building Type: CONDO-OFC
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 2006
 Assessed Value: \$135,000
 Building Condition: Average
 Ownership: KOSTARI INVESTMENTS LLC
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing See 054 173 9
 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.

69

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 12
 Address: 10D PORTER ST
 Land Use: 343
 Zoning: CBD
 Building Type: CONDO-OFC
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 2006
 Assessed Value: \$132,500
 Building Condition: Average
 Ownership: CURTIN & LUDTKE
 CURTIN H JAMES & LUDTKE MARK H
 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.

Component**Condition**

Roofing See 054 173 9
 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.

70

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 13
 Address: 10E PORTER ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$156,800
 Building Condition: Average
 Ownership: RICHARDS LANCE C
 RICHARDS HELEN M
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing See 054 173 9
 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.

71

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 173 14
 Address: 10F PORTER ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$155,300
 Building Condition: Average
 Ownership: BERTELETTI KATELYN
 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.

Component**Condition**

Roofing See 054 173 9
 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.

72

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 15
 Address: 10G PORTER ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$156,800
 Building Condition: Average
 Ownership: ROBERTS MICHAEL E
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing See 054 173 9
 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.

73

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 16
 Address: 10H PORTER ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$155,300
 Building Condition: Average
 Ownership: ORFANOS MARIA
 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	See 054 173 9
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.	

74

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 17
 Address: 10J PORTER ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$152,500
 Building Condition: Average
 Ownership: BERTELETTI KRISTEN
 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.

Component**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

See 054 173 9

Foundation

Storefront & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

75

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 173 18
 Address: 10K PORTER ST
 Land Use: 102
 Zoning: CBD
 Building Type: CONDO-GRDN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2006
 Assessed Value: \$152,400
 Building Condition: Average
 Ownership: SAJNANI MONESH C
 SAJNANI REENA M
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

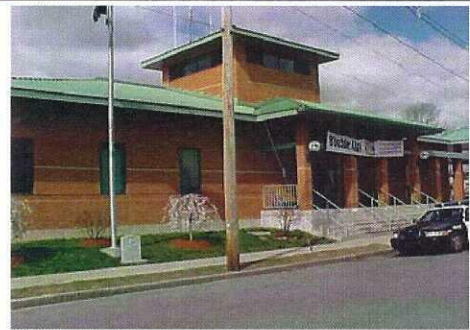
See 054 173 9

76

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 175 0
 Address: 26 ROSE ST
 Land Use: 935
 Zoning: CBD
 Building Type: GOVT BLDG
 Stories: 1
 Exterior Construction: BRICK
 Interior Construction: DRYWALL
 Building Age: 1997
 Assessed Value: \$3,168,200
 Building Condition: Good
 Ownership: TOWN OF STOUGHTON
 Commercial/Residential: POLICE STATION
 Storefront Construction: Municipal
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Other:

MassDEP: Tier 1D (see Existing Conditions Memorandum , April 2015)

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 176 0
 Address: 94 SCHOOL ST
 Land Use: 101
 Zoning: RU
 Building Type: OLD STYLE
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 1940
 Assessed Value: \$219,300
 Building Condition: Average
 Ownership: BARROS JOSE M
 BARROS BARBARA 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.

78

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 177 0
 Address: 106 SCHOOL ST
 Land Use: 104
 Zoning: RU
 Building Type: MULTI-CONV
 Stories: 2A
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1940
 Assessed Value: \$255,200
 Building Condition: Good
 Ownership: JONES BEVERLY
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

79

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 178 0
 Address: 110 SCHOOL ST
 Land Use: 101
 Zoning: RU
 Building Type: OLD STYLE
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$237,700
 Building Condition: Average
 Ownership: GARCIA JOSE S
 GARCIA ILDA C
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

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

80

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 179 0
 Address: 122 SCHOOL ST
 Land Use: 101
 Zoning: CBD
 Building Type: OLD STYLE
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1830
 Assessed Value: \$229,200
 Building Condition: Average
 Ownership: NARANJO GUILLERMO E
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

<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:	Accessory building at rear is partially demolished
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

81

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 180 0
 Address: ROSE ST
 Land Use: 392
 Zoning: CBD
 Building Type:
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$9,700
 Building Condition:
 Ownership: GAY LESLIE W
 Commercial/Residential: ?
 Storefront Construction:
 Vacant: yes no other:



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

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

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

Component**Condition**

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

82

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 181 0
 Address: 50 ROSE ST
 Land Use: 390
 Zoning: CBD

Building Type:

Stories:

Exterior Construction:

Interior Construction:

Building Age:

Assessed Value: \$83,300

Building Condition:

Ownership CONNELLY STEVEN A TRUSTEE
 50 ROSE STREET RLTY TRUST

Commercial/Residential: ?

Storefront Construction:

Vacant: yes no other: Yes



Picture Source: The Cecil Group, Inc.

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

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

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

Component**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Other:

Vacant lot - overgrown and no access to a street

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

83

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 182 0
 Address: 140 SCHOOL ST
 Land Use: 109
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$289,300
 Building Condition: Average
 Ownership: RESENDES MARIA LE
 Commercial/Residential: RESENDES HELDER J
 Storefront Construction: R
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

84

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 213 0
 Address: 62 SCHOOL ST
 Land Use: 104
 Zoning: RU
 Building Type: MULTI-CONV
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 1945
 Assessed Value: \$221,400
 Building Condition: Average
 Ownership: L & S REALTY TRUST
 LINDA C RODRIGUES TRUSTEE
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

85

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 214 0
 Address: SCHOOL ST
 Land Use: 403
 Zoning: RU

Building Type:

Stories:

Exterior Construction:

Interior Construction:

Building Age:

Assessed Value: \$12,700

Building Condition:

Ownership: GREEN ACRES FINANCIAL LLC

Commercial/Residential: ?

Storefront Construction:

Vacant: yes no other: Yes



Picture Source: The Cecil Group, Inc.

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

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building |
| <input checked="" type="checkbox"/> | Abandoned Property |
| <input type="checkbox"/> | Chronic High Occupancy Turnover |
| <input type="checkbox"/> | Chronic High Vacancy Rate |
| <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abnormally Low Property Value |
| <input type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Other (please explain) |
| <input type="checkbox"/> | 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:

Fence in disrepair, lot vacant and overgrown. Part of 054-215?

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.



86

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 215 0
 Address: 49 ROSE ST
 Land Use: 316
 Zoning: CBD
 Building Type: HEALTH CLB
 Stories: 1
 Exterior Construction: CORREG STL
 Interior Construction: MINIMUM
 Building Age: 1903
 Assessed Value: \$1,089,000
 Building Condition: Poor
 Ownership: GREEN ACRES FINANCIAL LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

87

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 216 0
 Address: 19 ROSE ST
 Land Use: 112
 Zoning: RU
 Building Type: APRTMNT-GN
 Stories: 4
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2011
 Assessed Value: \$1,674,500
 Building Condition: Average
 Ownership: CONNELLY STEVEN A TRUSTEE
 19 ROSE STREET REALTY TRUST
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: Partial - 2 BR 1 BA \$1,400; 2 BR 2 BA \$1,550



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

88

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 217 0
 Address: ROSE ST
 Land Use: 930
 Zoning:
 Building Type:
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$150,800
 Building Condition:
 Ownership: TOWN OF STOUGHTON
 TOWN HALL PARKING LOT
 Commercial/Residential: Municipal
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: The Cecil Group, Inc.

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

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

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

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

89

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 218 0
 Address: 22 PORTER ST
 Land Use: 031
 Zoning: CBD
 Building Type: MIXED OLD
 Stories: 2
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$310,200
 Building Condition: Fair-Avg
 Ownership: CARDOSO JOSE S
 CARDOSO MARIA A
 Commercial/Residential: Both
 Storefront Construction:
 Vacant: yes no other: No - ground floor is Brazilian butcher



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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



Probable lead paint based on age of building

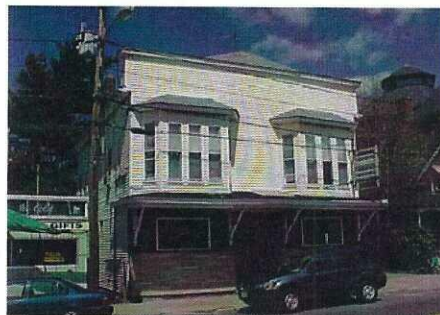
Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

90

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 219 0
 Address: 26 PORTER ST
 Land Use: 031
 Zoning: CBD
 Building Type: RESTAURANT
 Stories: 2
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 1940
 Assessed Value: \$318,900
 Building Condition: Good
 Ownership: PORTER STREET LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - ground floor is House of Brews



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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



Probable lead paint based on age of building

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

91

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 220 0
 Address: 30 PORTER ST
 Land Use: 101
 Zoning: CBD
 Building Type: OLD STYLE
 Stories: 1H
 Exterior Construction: WOOD SHING
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$158,300
 Building Condition: Very Poor
 Ownership: PORTER STREET LLC
 Commercial/Residential: Both
 Storefront Construction:
 Vacant: yes no other: Yes - may be demolished by owner



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

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

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

<u>Component</u>	<u>Condition</u>
Roofing	Missing roof tiles
Windows and Doors	
Exterior Walls	Shingles pulling away
Porch/Stairs/Deck	Porch ceiling deteriorating
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.	

92

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 221 0
 Address: 10 PEARL ST
 Land Use: 931
 Zoning: CBD
 Building Type: GOVT BLDG
 Stories: 3
 Exterior Construction: BRICK
 Interior Construction: PLASTER
 Building Age: 1890
 Assessed Value: \$2,596,200
 Building Condition: Avg-Good
 Ownership: TOWN OF STOUGHTON
 TOWN HALL
 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.

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.

93

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 222 0
 Address: 22 PEARL ST
 Land Use: 104
 Zoning: CBD
 Building Type: MULTI-CONV
 Stories: 2
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1940
 Assessed Value: \$260,700
 Building Condition: Avg-Good
 Ownership: GOMES JOSE B & MARIA E LE
 DACOSTA- GOMES ANA P
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

94

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 223 0
 Address: 30 PEARL ST
 Land Use: 121
 Zoning: RU
 Building Type: BOARDING HSE
 Stories: 2A
 Exterior Construction: BRICK VENR
 Interior Construction: DRYWALL
 Building Age: 1930
 Assessed Value: \$934,800
 Building Condition: Average
 Ownership: CORNELL D & SPILLANE B TR
 Commercial/Residential: SPRUCE STREET REALTY TRUST
 Storefront Construction: R
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

95

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 224 0
 Address: 46 PEARL ST
 Land Use: 104
 Zoning: RU
 Building Type: MULTI-CONV
 Stories: 2
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1910
 Assessed Value: \$227,200
 Building Condition: Average
 Ownership: DESOUSA AMERICO A & MARIA E
 DEJESUS ROBERT 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.

96

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 225 0
 Address: 54 PEARL ST
 Land Use: 101
 Zoning: RU
 Building Type: OLD STYLE
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$233,600
 Building Condition: Average
 Ownership: SAUNDERS JOHN S
 SAUNDERS DOROTHY R
 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.

97

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 226 0
 Address: 64 PEARL ST
 Land Use: 111
 Zoning: RU
 Building Type: APT 4-8
 Stories: 2
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$372,100
 Building Condition: Good
 Ownership: MELO FERNANDO
 TRST PEARL 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.

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.

98

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 227 0
 Address: 12 SCHOOL ST
 Land Use: 104
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$236,100
 Building Condition: Average
 Ownership: BONILLA FRANCISCO
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing	
Windows and Doors	
Exterior Walls	Needs paint, siding is missing
Porch/Stairs/Deck	Repairs to front stoop and sidewalk needed
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.	

99

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 228 0
 Address: 20 SCHOOL ST
 Land Use: 101
 Zoning: GB
 Building Type: OLD STYLE
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1935
 Assessed Value: \$230,500
 Building Condition: Average
 Ownership: BELO MARIA F
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

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

100

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 229 0
 Address: 26 SCHOOL ST
 Land Use: 101
 Zoning: GB
 Building Type: OLD STYLE
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1935
 Assessed Value: \$206,600
 Building Condition: Average
 Ownership: AMERICA MARIA A TRUSTEE
 26 SCHOOL STREET REALTY TR
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

101

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 230 0
 Address: 65 PEARL ST
 Land Use: 340
 Zoning: RU
 Building Type: OFFICE
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1940
 Assessed Value: \$353,800
 Building Condition: Good-VG
 Ownership: RUSS LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No



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

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

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

Component**Condition**

Roofing	Minor roof repairs needed
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.	

102

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 231 0
 Address: 53 PEARL ST
 Land Use: 109
 Zoning: RU
 Building Type: MULTI-CONV
 Stories: 2
 Exterior Construction: WOOD SHING
 Interior Construction: DRYWALL
 Building Age: 1930
 Assessed Value: \$313,900
 Building Condition: Average
 Ownership: AMERICA VITORINO B TRUSTEE
 53-55 1/2 PEARL STREET REALTY
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

103

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 232 0
 Address: 47 PEARL ST
 Land Use: 111
 Zoning: RU
 Building Type: APT 4-8
 Stories: 3
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$293,900
 Building Condition: Average
 Ownership: PIRES MARK
 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	Railing on front steps appears to be temporary
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.	

104

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 233 0
 Address: 43 PEARL ST
 Land Use: 104
 Zoning: RU
 Building Type: MULTI-CONV
 Stories: 2A
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1940
 Assessed Value: \$173,300
 Building Condition: Fair
 Ownership: MIHOS GEORGE
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building |
| <input type="checkbox"/> | Abandoned Property |
| <input type="checkbox"/> | Chronic High Occupancy Turnover |
| <input type="checkbox"/> | Chronic High Vacancy Rate |
| <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abnormally Low Property Value |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Other (please explain) |
| <input type="checkbox"/> | 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.

105

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 234 0
 Address: 33 PEARL ST
 Land Use: 104
 Zoning: RU
 Building Type: MULTI-CONV
 Stories: 2
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1935
 Assessed Value: \$274,700
 Building Condition: Good
 Ownership: PHEIMOND MARIE R
 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.

106

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 235 0
 Address: 29 PEARL ST
 Land Use: 104
 Zoning: RU
 Building Type: MULTI-CONV
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$222,500
 Building Condition: Average
 Ownership: PEDRO MARIA LE
 PEDRO ADELINA MENDONCA
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building |
| <input type="checkbox"/> | Abandoned Property |
| <input type="checkbox"/> | Chronic High Occupancy Turnover |
| <input type="checkbox"/> | Chronic High Vacancy Rate |
| <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abnormally Low Property Value |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Other (please explain) |
| <input type="checkbox"/> | 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.

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

Property Data

Parcel ID: 054 236 0
 Address: 23 PEARL ST
 Land Use: 121
 Zoning: CBD
 Building Type: BOARDING HSE
 Stories: 2A
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1820
 Assessed Value: \$635,200
 Building Condition: Avg-Good
 Ownership: KALOTKIN ARTHUR A TRUSTEE
 KALOTKIN ABBY R TRUSTEE
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

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

108

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 237 0
 Address: 17 PEARL ST
 Land Use: 013
 Zoning: CBD
 Building Type: OFFICE
 Stories: 3
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 2004
 Assessed Value: \$1,129,400
 Building Condition: Average
 Ownership: STOUGHTON THREE P LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - other side of 054 241



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

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

109

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 238 0
 Address: 7 PEARL ST
 Land Use: 031
 Zoning: CBD
 Building Type: OFFICE A
 Stories: 2
 Exterior Construction: BRICK VENR
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$419,800
 Building Condition: Average
 Ownership: FERNANDES BARBARA E TRUSTEE
 BARBARA E FERNANDES REALTY TR
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

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

110

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 239 0
 Address: 3 PEARL ST
 Land Use: 325
 Zoning: CBD
 Building Type: STORE
 Stories: 2
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$512,900
 Building Condition: Avg-Good
 Ownership: PEARL PORTER LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

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

Property Data

Parcel ID: 054 240 0
 Address: 741 WASHINGTON ST
 Land Use: 325
 Zoning: CBD
 Building Type: SHOP CTR N
 Stories: 1
 Exterior Construction: BRICK VENR
 Interior Construction: DRYWALL
 Building Age: 1920
 Assessed Value: \$300,100
 Building Condition: Average
 Ownership: RABB STEVEN TRUSTEE
 ASA REALTY TRUST
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - fully occupied



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

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

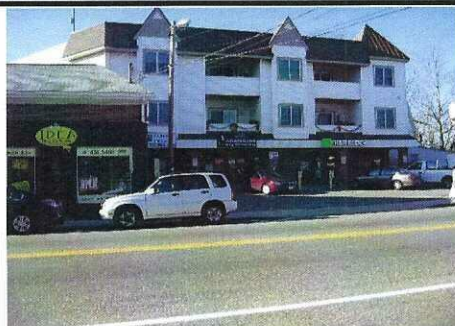
Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

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

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

Property Data

Parcel ID: 054 241 0
 Address: WASHINGTON ST
 Land Use: 337
 Zoning: CBD
 Building Type:
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$89,000
 Building Condition:
 Ownership: STOUGHTON THREE P LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - other side of 054 237



Picture Source: The Cecil Group, Inc.

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

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

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

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Front yard fully paved; dumpster partially concealed at front of property
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

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

Property Data

Parcel ID: 054 242 0
 Address: 721 WASHINGTON ST
 Land Use: 325
 Zoning: GB
 Building Type: STORE
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1956
 Assessed Value: \$237,800
 Building Condition: Average
 Ownership: DELMONACO GIOVANNI & NINO
 TARDONICO TRS MONTAR RTY TR
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - beauty salon



Picture Source: Town of Stoughton, GIS

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

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

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

Component

Condition

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

114

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 243 0
 Address: 719 WASHINGTON ST
 Land Use: 031
 Zoning: GB
 Building Type: OFFICE
 Stories: 1H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$210,000
 Building Condition: Good
 Ownership: FREITAS PAUL M TRUSTEE
 Commercial/Residential: SHIMADO II REALTY TRUST
 Storefront Construction: C
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

115

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 244 0
 Address: 713 WASHINGTON ST
 Land Use: 325
 Zoning: GB
 Building Type: STORE
 Stories: 1
 Exterior Construction: BRICK
 Interior Construction: DRYWALL
 Building Age: 1981
 Assessed Value: \$551,900
 Building Condition: Average
 Ownership: KTM LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: Partial - space for lease: Commercial Property Specialists 508-370-0400



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

116

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 245 0
 Address: WASHINGTON ST
 Land Use: 337
 Zoning: GB
 Building Type:
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$92,000
 Building Condition:
 Ownership: KTM LLC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - parking lot for 054 244

NO PICTURE

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

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

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

Component**Condition**

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

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

117

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 246 0
 Address: 701 WASHINGTON ST
 Land Use: 013
 Zoning: GB
 Building Type: MIXED OLD
 Stories: 2A
 Exterior Construction: CLAPBOARD
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$329,500
 Building Condition: Average
 Ownership: AMERICA VITORINO B TRUSTEE
 Commercial/Residential: 701 REALTY TRUST
 Storefront Construction: ?
 Vacant: yes no other: Yes but under extensive renovations



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: Probable lead paint based on age of building

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

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

Property Data

Parcel ID: 054 247 0
 Address: WASHINGTON ST
 Land Use: 337
 Zoning: GB
 Building Type:
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$33,600
 Building Condition:
 Ownership: AMERICA VITORINO B TRUSTEE
 701 REALTY TRUST
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other: No - parking lot for 054 246



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

119

NAME OF SLUM & BLIGHT AREA:
Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 248 0
 Address: 687 WASHINGTON ST
 Land Use: 325
 Zoning: GB
 Building Type: SHOP CTR N
 Stories: 1
 Exterior Construction: CONC BLOCK
 Interior Construction: DRYWALL
 Building Age: 1950
 Assessed Value: \$343,300
 Building Condition: Fair-Avg
 Ownership: TSOUMAS ASSOCIATES LP
 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	Front fully paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	

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

Property Data

Parcel ID: 054 249 0
 Address: 700 WASHINGTON ST
 Land Use: 341
 Zoning: GB
 Building Type: BANK
 Stories: 1
 Exterior Construction: BRICK VENR
 Interior Construction: DRYWALL
 Building Age: 1981
 Assessed Value: \$812,800
 Building Condition: Good
 Ownership: WEBSTER BANK NA
 C# 475
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component

Condition

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

121

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 250 0
 Address: 34 MONK ST
 Land Use: 340
 Zoning: GB
 Building Type: OFFICE
 Stories: 2
 Exterior Construction: BRICK VENR
 Interior Construction: DRYWALL
 Building Age: 1984
 Assessed Value: \$356,000
 Building Condition: Average
 Ownership: HILLMAN STEPHEN M & FAYE L TR
 Commercial/Residential: HILLMAN FAMILY IRREVOCABLE TR
 Storefront Construction: C
 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 Lot recently paved
 Environmental
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

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

Property Data

Parcel ID: 054 251 0
 Address: 49 MONK ST
 Land Use: 326
 Zoning: GB
 Building Type: NIGHT CLUB
 Stories: 1
 Exterior Construction: STUCCO
 Interior Construction: DRYWALL
 Building Age: 1974
 Assessed Value: \$449,100
 Building Condition: Avg-Good
 Ownership: KAMPANELAS CHARLES TRUSTEE
 Commercial/Residential: PARIS CABARET REALTY TRUST
 Storefront Construction: C
 Vacant: yes no other: No - The Paris Cabaret



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.

Paving in poor condition
 Probable lead paint based on age of building

123

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 252 0
 Address: 37 MONK ST
 Land Use: 326
 Zoning: GB
 Building Type: RESTAURANT
 Stories: 1
 Exterior Construction: CONC BLOCK
 Interior Construction: DRYWALL
 Building Age: 1969
 Assessed Value: \$213,100
 Building Condition: Average
 Ownership: SALTERS JOSEPH L TRUSTEE
 Commercial/Residential: HILLSIDE REALTY TRUST
 Storefront Construction: C
 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.

124

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 253 0
 Address: 33 MONK ST
 Land Use: 104
 Zoning: RC
 Building Type: MULTI-CONV
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1940
 Assessed Value: \$253,700
 Building Condition: Good
 Ownership: GALVAO DANIEL
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

125

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 254 0
 Address: 25 MONK ST
 Land Use: 104
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$218,600
 Building Condition: Average
 Ownership: FREITAS 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.

Component**Condition**

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

126

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 255 0
 Address: 21 MONK ST
 Land Use: 101
 Zoning: GB
 Building Type: OLD STYLE
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$233,400
 Building Condition: Average
 Ownership: MEDEIROS ALBERT F
 MEDEIROS FATIMA
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

Probable lead paint based on age of building

127

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 256 0
 Address: 11 MONK ST
 Land Use: 111
 Zoning: GB
 Building Type: APT 4-8
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 1900
 Assessed Value: \$343,400
 Building Condition: Avg-Good
 Ownership: RUSCITO BROTHERS LLC
 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
 Other: Probable lead paint based on age of building

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

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

Property Data

Parcel ID: 054 257 0
 Address: 5 MONK ST
 Land Use: 111
 Zoning: GB
 Building Type: APT 4-8
 Stories: 2T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$337,600
 Building Condition: Good
 Ownership: RUSCITO BROTHERS LLC
 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.

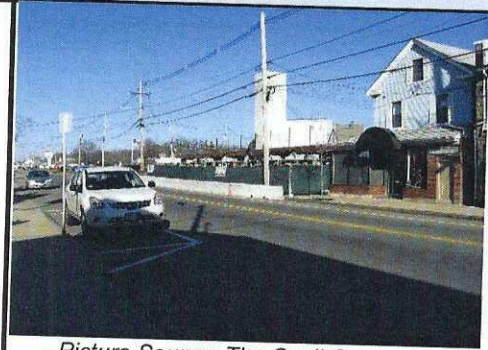
<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Low wall along sidewalk needs repairs
Overall Property Rating:	
(Excellent / Good / Fair /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

129

NAME OF SLUM & BLIGHT AREA:
Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 258 0
 Address: 724 WASHINGTON ST
 Land Use: 130
 Zoning: CBD
 Building Type:
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$241,500
 Building Condition:
 Ownership: RUSCITO BROTHERS LLC
 Commercial/Residential: Both
 Storefront Construction:
 Vacant: yes no other: Yes - new four-story building is under construction



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.

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

130

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 259 0
 Address: 732 WASHINGTON ST
 Land Use: 325
 Zoning: CBD
 Building Type: STORE
 Stories: 2
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 1940
 Assessed Value: \$254,100
 Building Condition: Average
 Ownership: GUERREIRO JOSEPH & MARIA
 Commercial/Residential: J & M GUERREIRO RLTY TR
 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 Probable lead paint based on age of building
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

131

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 260 0
 Address: 736 WASHINGTON ST
 Land Use: 031
 Zoning: CBD
 Building Type: STORE
 Stories: 2
 Exterior Construction: BRICK
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$372,100
 Building Condition: Good
 Ownership: MIHOS GEORGE
 Commercial/Residential: C
 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.	

132

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 261 0
 Address: 742 WASHINGTON ST
 Land Use: 013
 Zoning: CBD
 Building Type: STORE
 Stories: 2T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$443,000
 Building Condition: Average
 Ownership: AMERICA MARIA L TRUSTEE
 742-748 WASHINGTON REALTY TRST
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - convenience 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.

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.

133

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 262 0
 Address: 76 PORTER ST
 Land Use: 353
 Zoning: CBD
 Building Type: CLUBHOUSE
 Stories: 2
 Exterior Construction: CONC BLOCK
 Interior Construction: DRYWALL
 Building Age: 1990
 Assessed Value: \$426,500
 Building Condition: Very Good
 Ownership: CLUB LUIZ DECAMOE INC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - social club



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.

134

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 263 0
 Address: PORTER ST
 Land Use: 337
 Zoning: CBD
 Building Type:
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$51,900
 Building Condition:
 Ownership: CLUB LUIS DECAMOES INC
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - parking lot for 054 262



Picture Source: The Cecil Group, Inc.

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

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

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

Component**Condition**

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

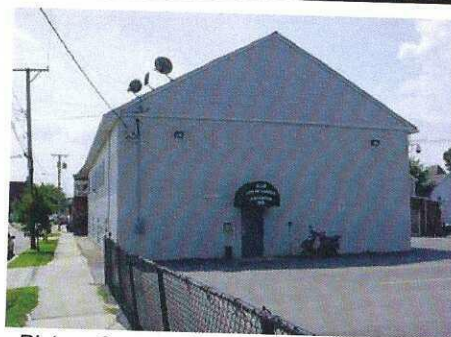
135

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 264 0
 Address: 94 PORTER ST
 Land Use: 334
 Zoning: GB
 Building Type:
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$40,700
 Building Condition: Good
 Ownership: CLUBE LUIZ DE CAMOES
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - parking lot for 054 262



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.	

136

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 265 0
 Address: 100 PORTER ST
 Land Use: 104
 Zoning: GB
 Building Type: OLD STYLE
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1935
 Assessed Value: \$232,200
 Building Condition: Average
 Ownership: AMERICA MARIA L TRUSTEE
 Commercial/Residential: PORTER STREET REALTY TRUST
 Storefront Construction: R
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- ☐ 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:

Probable lead paint based on age of building

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

137

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 266 0
 Address: 106 PORTER ST
 Land Use: 101
 Zoning: GB
 Building Type: OLD STYLE
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1940
 Assessed Value: \$224,600
 Building Condition: Average
 Ownership: AMERICA JOHN & MARIA L
 Commercial/Residential: TRSTS 226 BRIGHTMAN REALTY TR
 Storefront Construction: R
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- ☐ 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: Probable lead paint based on age of building

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

138

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 267 0
 Address: 11 DALE ST
 Land Use: 340
 Zoning: GB
 Building Type: OFFICE
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: DRYWALL
 Building Age: 1950
 Assessed Value: \$61,800
 Building Condition: Average
 Ownership: 11 DALE STREET REALTY TRUST
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	Drain was pumping water into street from building
Storefront & Signage	
Parking Lots	Paving needs repairs
Environmental	Probable lead paint based on age of building
Other:	

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

139

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 268 0
 Address: 120 PORTER ST
 Land Use: 104
 Zoning: RU
 Building Type: MULTI-CONV
 Stories: 2A
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$255,900
 Building Condition: Average
 Ownership: MATOS ANTONIO C
 MATOS 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	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

140

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 269 0
 Address: 124 PORTER ST
 Land Use: 101
 Zoning: GB
 Building Type: OLD STYLE
 Stories: 2A
 Exterior Construction: ASBESTOS
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$232,300
 Building Condition: Average
 Ownership: LESSA DONALD
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

141

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 270 0
 Address: 130 PORTER ST
 Land Use: 101
 Zoning: RU
 Building Type: OLD STYLE
 Stories: 2A
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$235,600
 Building Condition: Avg-Good
 Ownership: HENRIQUES CELESTINO F
 HENRIQUES JOAN T
 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.

Component**Condition**

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

142

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 279 0
 Address: 105 PORTER ST
 Land Use: 325
 Zoning: GB
 Building Type: STORE
 Stories: 1
 Exterior Construction: CONC BLOCK
 Interior Construction: DRYWALL
 Building Age: 1979
 Assessed Value: \$437,700
 Building Condition: Average
 Ownership: FRAGA EUGENIO, GABRIEL &
 FRAGA LUIS
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No - Fragas Market



Picture Source: Town of Stoughton, GIS

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

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

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

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

143

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 280 0
 Address: 99-101 PORTER ST
 Land Use: 121
 Zoning: GB
 Building Type: BOARDING HSE
 Stories: 2T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$639,100
 Building Condition: Very Good
 Ownership: PORTER STREET HOLDINGS LLC
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: Partial - some rooms for rent



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: Undergoing major repairs to roof and porch
 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.

144

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 281 0
 Address: 91 PORTER ST
 Land Use: 111
 Zoning: GB
 Building Type: MULTI-TNHS
 Stories: 2H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$290,400
 Building Condition: Average
 Ownership: BATTLESHIP REALTY LLC
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

145

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 282 0
 Address: 79 PORTER ST
 Land Use: 340
 Zoning: CBD
 Building Type: OFFICE
 Stories: 1
 Exterior Construction: STEEL
 Interior Construction: DRYWALL
 Building Age: 1973
 Assessed Value: \$253,600
 Building Condition: Average
 Ownership: PIRES STEPHEN & KERRY TRSTS
 Commercial/Residential: S & K REALTY TRUST
 Storefront Construction: C
 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.

146

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 283 0
 Address: 73 PORTER ST
 Land Use: 325
 Zoning: CBD
 Building Type: INDUST-LT
 Stories: 1
 Exterior Construction: CONC BLOCK
 Interior Construction: DRYWALL
 Building Age: 1946
 Assessed Value: \$307,900
 Building Condition: Good
 Ownership: LORD JEFFREY W
 LORD NANCY S
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

147

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 284 0
 Address: 752 WASHINGTON ST
 Land Use: 325
 Zoning: CBD
 Building Type: RESTAURANT
 Stories: 2
 Exterior Construction: CLAPBOARD
 Interior Construction: PLASTER
 Building Age: 1900
 Assessed Value: \$604,900
 Building Condition: Good
 Ownership: PIAZZA WILLIAM C TRUSTEE
 Commercial/Residential: 752 WASHINGTON ST RLTY TRUST
 Storefront Construction: C
 Vacant: yes no other: No - Olivio's, law 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	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.	

148

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 285 0
 Address: 760 WASHINGTON ST
 Land Use: 325
 Zoning: CBD
 Building Type: OFFICE
 Stories: 1
 Exterior Construction: BRICK
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$285,000
 Building Condition: Average
 Ownership: FREEMAN STREET CORP
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: Partial - includes vacant spot where restaurant burned; murals



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing: Partial demolition due to fire. Developer and owner in front of Planning Board to
 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.

149

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 286 0
 Address: 20 FREEMAN ST
 Land Use: 325
 Zoning: CBD
 Building Type: WAREHOUSE
 Stories: 1
 Exterior Construction: BRICK
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$254,000
 Building Condition: Avg-Good
 Ownership: PIAZZA WILLIAM C TRUSTEE
 Commercial/Residential: 20 FREEMAN STREET REALTY TR
 Storefront Construction: C
 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:

Minor repairs to concrete apron needed
 Probable lead paint based on age of building

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

150

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 287 0
 Address: 30 FREEMAN ST
 Land Use: 935
 Zoning: CBD
 Building Type: FIRE STAT
 Stories: 2
 Exterior Construction: BRICK
 Interior Construction: PLASTER
 Building Age: 1951
 Assessed Value: \$625,400
 Building Condition: Average
 Ownership: TOWN OF STOUGHTON
 Commercial/Residential: FIRE STATION
 Storefront Construction: Municipal
 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, many minor repairs
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Frontage fully paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

151

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 288 0
 Address: 44 FREEMAN ST
 Land Use: 101
 Zoning: GB
 Building Type: OLD STYLE
 Stories: 2
 Exterior Construction: STUCCO
 Interior Construction: PLASTER
 Building Age: 1935
 Assessed Value: \$233,500
 Building Condition: Average
 Ownership: MCEWAN ELIZABETH A L E
 MCEWAN WILLIAN T ETAL
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: ? - for sale by Parshley



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.

152

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 289 0
 Address: 48 FREEMAN ST
 Land Use: 960
 Zoning: GB
 Building Type: CHURCH/SYN
 Stories: 1
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1962
 Assessed Value: \$331,500
 Building Condition: Avg-Good
 Ownership: CHRISTADELPHIAN ECCLESIA
 Commercial/Residential: AT BOSTON
 Storefront Construction: Nonprofit - religious
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

153

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 290 0
 Address: 50 FREEMAN ST
 Land Use: 316
 Zoning: GB
 Building Type: REPAIR GAR
 Stories: 1
 Exterior Construction: CORREG STL
 Interior Construction: MINIMUM
 Building Age: 1988
 Assessed Value: \$155,900
 Building Condition: Average
 Ownership: ELMS FRANCIS A
 ELMS ELLEN M
 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	Front setback fully paved
Environmental	
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

154

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 291 0
 Address: 52 FREEMAN ST
 Land Use: 104
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$240,900
 Building Condition: Average
 Ownership: SANCHEZ JADIRA
 SANCHEZ UDELVINA
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

155

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 292 0
 Address: 66 FREEMAN ST
 Land Use: 104
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 1T
 Exterior Construction: ALUMINUM
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$248,000
 Building Condition: Good
 Ownership: SAADE JOSEPH C
 SAADE ROUHANA 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	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

156

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area

Property Data

Parcel ID: 054 293 0
 Address: 74 FREEMAN ST
 Land Use: 104
 Zoning: GB
 Building Type: MULTI-CONV
 Stories: 2H
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1930
 Assessed Value: \$240,900
 Building Condition: Average
 Ownership: SAADE ROUHANA C
 Commercial/Residential: KOZA-SAADE MARYA A
 Storefront Construction: R
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Physical Deterioration of Building |
| <input type="checkbox"/> | Abandoned Property |
| <input type="checkbox"/> | Chronic High Occupancy Turnover |
| <input type="checkbox"/> | Chronic High Vacancy Rate |
| <input type="checkbox"/> | Significant Decline in Property Value |
| <input type="checkbox"/> | Abnormally Low Property Value |
| <input checked="" type="checkbox"/> | Known or Suspected Environmental Contamination |
| <input type="checkbox"/> | Other (please explain) |
| <input type="checkbox"/> | 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.

157

NAME OF SLUM & BLIGHT AREA:

Stoughton Downtown Redevelopment Area**Property Data**

Parcel ID: 054 294 0
 Address: 78 FREEMAN ST
 Land Use: 101
 Zoning: GB
 Building Type: OLD STYLE
 Stories: 1T
 Exterior Construction: VINYL
 Interior Construction: PLASTER
 Building Age: 1920
 Assessed Value: \$230,000
 Building Condition: Average
 Ownership: BAPTISTA EPIFANIO B
 BAPTISTA MARIA J
 Commercial/Residential:
 Storefront Construction:
 Vacant: yes no other:



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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