

NAME OF SLUM & BLIGHT AREA:

45 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.

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

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.

- 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.	

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.

- 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.

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 TRSTEEES
 M & D INVESTMENT PROPERTIES TR
 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.	

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.

- 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>
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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, G/S

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

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Some 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.**

- 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.	

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.

- 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 found on pages 16-19.
 Also explain if the turnover/vacancy, property value, and/or contamination boxes which are checked above.

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

NAME OF SLUM & BLIGHT AREA:
53 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.

- 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.

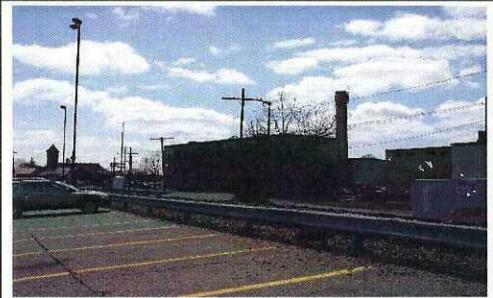
Component **Condition**

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.

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.

- 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**

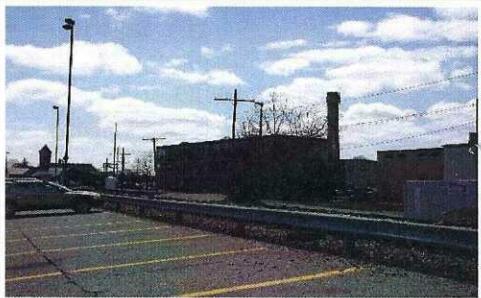
Roofing
 Windows and Doors
 Exterior Walls
 Porch/Stairs/Deck
 Foundation
 Storefront & Signage
 Parking Lots
 Environmental
 Other:
 Overall Property Rating:
 (Excellent / Good / Fair / Poor)
 briefly state why.

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: VACNT 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.

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

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

Component**Condition**

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

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: VACNT LAND
 Stories:
 Exterior Construction:
 Interior Construction:
 Building Age:
 Assessed Value: \$86,800
 Building Condition: MASS BAY TRANS AUTHORITY
 Ownership:
 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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

ü *The property is not contributing to slum and blight*

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

Component **Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

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.

- 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.	

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.

	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
<input type="checkbox"/>	Other (please explain)

ü *The property is not contributing to slum and blight*

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

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	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.

- 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.	

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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

ü *The property is not contributing to slum and blight*

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

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

NAME OF SLUM & BLIGHT AREA:
62 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.

<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.	

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)

ü *The property is not contributing to slum and blight*

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

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

- 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.

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)

ü *The property is not contributing to slum and blight*

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

Component

Condition

Roofing
Windows and Doors
Exterior Walls
Porch/Stairs/Deck See 054 173 1
Foundation
Storefront & Signage
Parking Lots
Environmental
Other:
Overall Property Rating:
(Excellent / Good / Fair / Poor)
briefly state why.

NAME OF SLUM & BLIGHT AREA:
66 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, G/S

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

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

ü *The property is not contributing to slum and blight*

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

Component	Condition
Roofing	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.

- 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.	

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.

- 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.

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.

<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.	

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.

- 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.

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.

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.	

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

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.

NAME OF SLUM & BLIGHT AREA:
75 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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

ü *The property is not contributing to slum and blight*

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

Component

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

Condition
See 054 173 9

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
 POLICE STATION
 Commercial/Residential: Municipal
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

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

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

Component**Condition**

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

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

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

77

NAME OF SLUM & BLIGHT AREA:

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.

<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.	

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.

- 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.	

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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

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

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

NAME OF SLUM & BLIGHT AREA:
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)

The property is not contributing to slum and blight

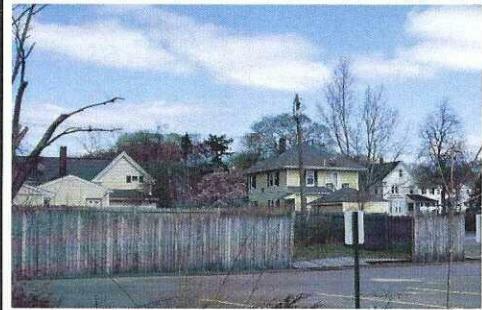
Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<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:	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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

ü *The property is not contributing to slum and blight*

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

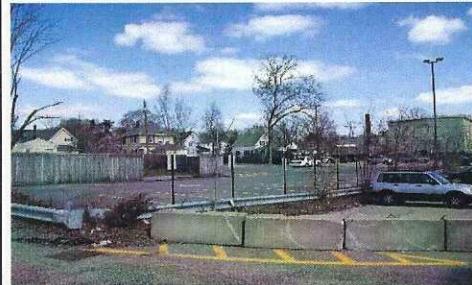
Component **Condition**

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

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.

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:	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
 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.

- 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.	

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.

- 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.	

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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

Component

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

Condition

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

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

NAME OF SLUM & BLIGHT AREA:
86 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.

- 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	Probable lead paint based on age of building
Environmental	MassDEP: Closed/UL (see Existing Conditions Memorandum , April 2015)
Other:	
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)

ü *The property is not contributing to slum and blight*

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

Component Condition

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

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

NAME OF SLUM & BLIGHT AREA:
88 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.

- 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	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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

Component

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

Condition

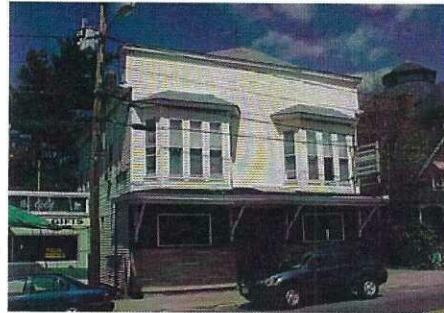
Probable lead paint based on age of building

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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

Component

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

Condition

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.

- 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	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.

<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.	

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.

- 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.	

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
 SPRUCE STREET REALTY TRUST
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
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.

<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.	

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.

<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.

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.

<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.	

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.

- 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, 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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

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

NAME OF SLUM & BLIGHT AREA:
100 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.

- 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.	

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.

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	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.	

NAME OF SLUM & BLIGHT AREA:
102 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.

- 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.	

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.

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

	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)
<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.

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: PHELIMOND 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.

<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.	

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.

- 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.	

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.

- 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	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.

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.

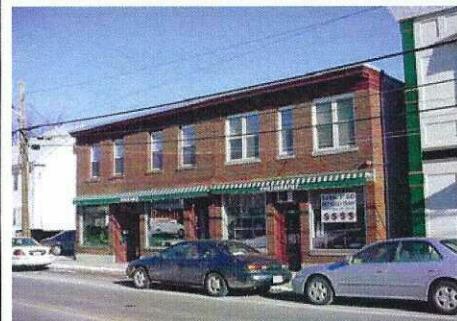
<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	Front is fully paved
Overall Property Rating: (Excellent / Good / Fair / Poor) briefly state why.	

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.

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	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.

- 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	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.

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

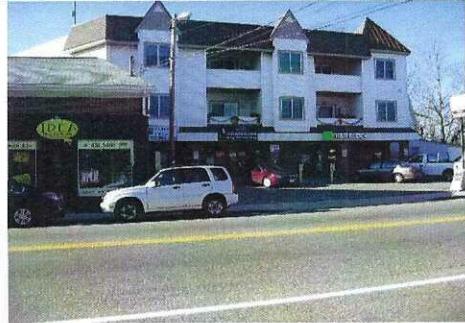
Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

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

NAME OF SLUM & BLIGHT AREA:
112 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.

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

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

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Front yard fully paved; 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.

- 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 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.

NAME OF SLUM & BLIGHT AREA:
114 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
 SHIMADO II REALTY TRUST
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

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

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.

- 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 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 05

NO PICTURE

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

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

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

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

117

NAME OF SLUM & BLIGHT AREA:
Stoughton Downtown Redevelopment AreaProperty 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.

ComponentCondition

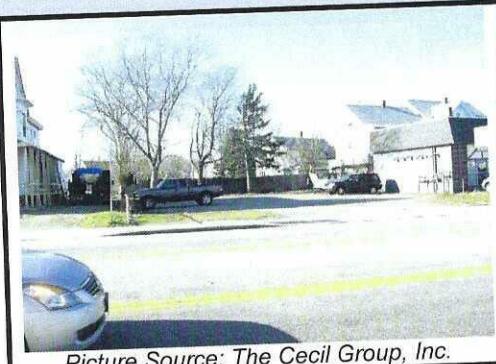
Roofing
 Windows and Doors
 Exterior Walls
 Porch/Stairs/Deck
 Foundation
 Storefront & Signage
 Parking Lots
 Environmental
 Other: Probable lead paint based on age of building

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

NAME OF SLUM & BLIGHT AREA:
118 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, G/S

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.

- 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.

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
- Environmental
- Other:

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

NAME OF SLUM & BLIGHT AREA:
122 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
 PARIS CABARET REALTY TRUST
 Commercial/Residential: C
 Storefront Construction:
 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.

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

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.

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

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.

- 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.	

125NAME 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
Commercial/Residential: MEDEIROS FATIMA
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

Probable lead paint based on age of building

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.

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.

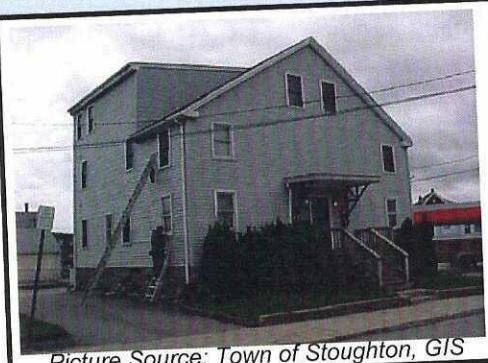
<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	

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

NAME OF SLUM & BLIGHT AREA:
128 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
 RUSCITO BROTHERS LLC
 Ownership
 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.

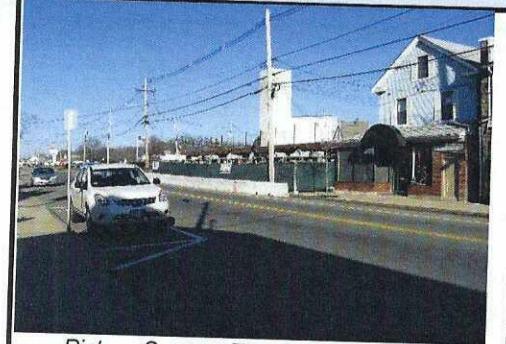
<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Probable lead paint based on age of building
Environmental	Low wall along sidewalk needs repairs
Other:	
Overall Property Rating: (Excellent / Good / Fair /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

NAME OF SLUM & BLIGHT AREA:
130 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
 J & M GUERREIRO RLTY TR
 Commercial/Residential: C
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, G/S

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

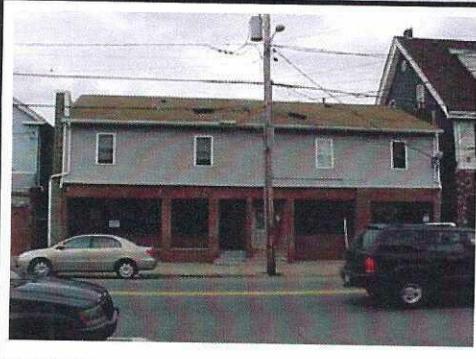
Condition

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.	

NAME OF SLUM & BLIGHT AREA:
132 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.

<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.	

133NAME 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 DECAMOES INC
Commercial/Residential: C
Storefront Construction:
Vacant: yes no other: No - social club



Picture Source: Town of Stoughton, G/S

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

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

ü *The property is not contributing to slum and blight*

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

Component**Condition**

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

NAME OF SLUM & BLIGHT AREA:
134 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: CLUB LUIS DECAMOES INC
Ownership:
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.

- 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.

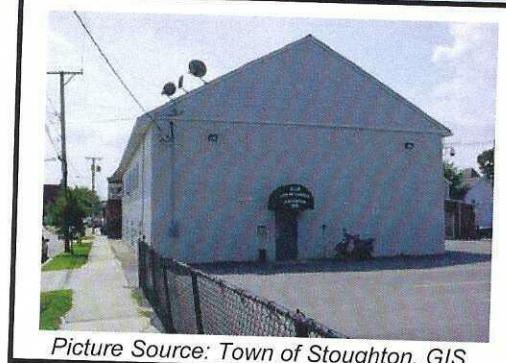
Component **Condition**

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.

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 specify)

ü *The property is not contributing to slum and blight*

Describe the

Condition

Roofing

Windows and

Exterior Walls

Porch/Stairs

Foundation

Storefront &

Parking Lots

Enviro

Other:

Overall Property Rating:

Overall Property
(Excellent / Good)

NAME OF SLUM & BLIGHT AREA:
136 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
 PORTER STREET 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

Probable lead paint based on age of building

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.

137NAME 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.

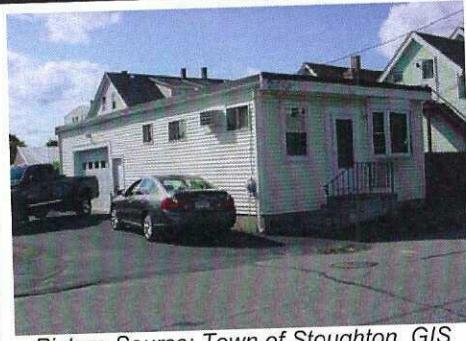
<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	

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

NAME OF SLUM & BLIGHT AREA:
138 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.

- 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	Drain was pumping water into street from building
Foundation	
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.	

139NAME 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.

ComponentCondition

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.

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.

- 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.	

141NAME 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)

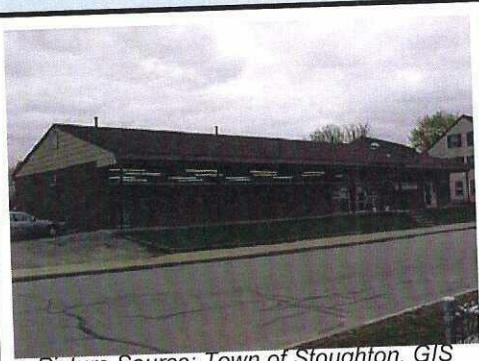
*The property is not contributing to slum and blight***Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.****Component****Condition**

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.

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

Component

Condition

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

143NAME 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.

- 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.	

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
S & K REALTY TRUST
Commercial/Residential: C
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.

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

NAME OF SLUM & BLIGHT AREA:
146 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.

- 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.	

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.	

NAME OF SLUM & BLIGHT AREA:
148 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.

- 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	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	Minor repairs to concrete apron needed
Environmental	Probable lead paint based on age of building
Other:	

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
 FIRE STATION
 Commercial/Residential: Municipal
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	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
Commercial/Residential: MCEWAN WILLIAN T ETAL
Storefront Construction: R
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.

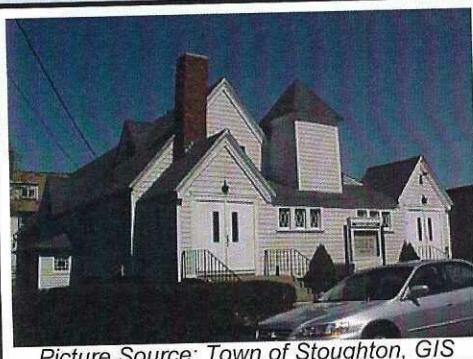
Component**Condition**

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.

NAME OF SLUM & BLIGHT AREA:
152 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.

- 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

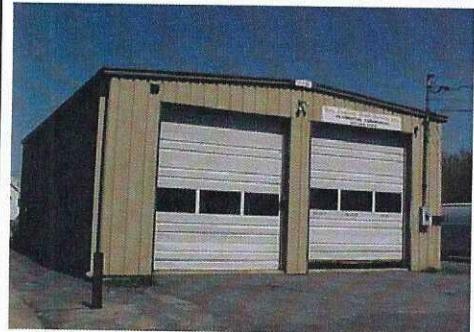
Condition

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.	

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

ü *The property is not contributing to slum and blight*

Describe the

Sect. 11:

Components

Windows and

Windows and Doors

Borch/Stairns

Ferri, Stans, Beck
Foundation

Storefront & Signage

Environmental

Other:

Overall Property Rating:

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.

- 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.	

155NAME 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.**Component****Condition**

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

NAME OF SLUM & BLIGHT AREA:
156 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
 KOZA-SAADE MARYA A
 Commercial/Residential: R
 Storefront Construction:
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

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

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

The property is not contributing to slum and blight

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

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

NAME OF SLUM & BLIGHT AREA:
157 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.

- 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.