

| | | | | |
|----------------------|--------------------|------------|--------------|----------------------------|
| Situs : 16 BUNKER AV | PARCEL ID: 097-092 | Class: 111 | Card: 1 of 1 | Printed: November 13, 2020 |
|----------------------|--------------------|------------|--------------|----------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|---|
| DOYLE KATHLEEN C TRUSTEE R AND D TRUST 1 TAUNTON GREEN TAUNTON MA 02780 12933/00185 | Living Units 6 Neighborhood 4323 Alternate ID 1 Vol / Pg 12933/00185 District Zoning R2 Class APARTMENT |

| Property Notes |
|----------------|
| |



| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|---------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | U | 6.00 | | 150,000 |
| Total Acres: .1912 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|---------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 150,000 | 150,000 | 150,000 | 112,000 |
| Building | 439,800 | 424,500 | 439,800 | 478,000 |
| Total | 589,800 | 574,500 | 589,800 | 590,000 |
| Manual Override Reason | | | | |
| Base Date of Value 1/1/2020 | | | | |
| Effective Date of Value 1/1/2020 | | | | |
| Value Flag INCOME APPROACH | | | | |
| Gross Building: | | | | |

| Entrance Information | | | |
|----------------------|----|------------|--------|
| Date | ID | Entry Code | Source |
| | | | |

| Permit Information | | | | |
|--------------------|--------|-------|---------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| | | | | |

| Sales/Ownership History | | | | | | |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 12933/185 | | | | | | |

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1920 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 6
Grade C+
Covered Parking
Uncovered Parking
DBA

Building Other Features

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |
|------|-------------|-----|-------|-------|---------|-------------|
| 2 | Porch, Open | | 6 | 10 | | 3 |
| 2 | Porch, Open | | 6 | 15 | | 1 |

Interior/Exterior Information

| Line | Level From | - To | Int Fin | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Partitions | Heating | Cooling | Plumbing | Physical | Functional |
|------|------------|------|---------|-------|-------|--------------|-------------|-----------|--------------------|------------|---------|---------|----------|----------|------------|
| 1 | B1 | B1 | 100 | 1,410 | 170 | Support Area | 9 | None | Wood Frame/Joist/B | Normal | None | None | None | 4 | 4 |
| 2 | 01 | 01 | 100 | 1,410 | 170 | Apartment | 9 | Frame | Wood Frame/Joist/B | Normal | Hot Air | None | Normal | 4 | 4 |
| 3 | 02 | 03 | 100 | 1,410 | 170 | Apartment | 9 | Frame | Wood Frame/Joist/B | Normal | Hot Air | None | Normal | 4 | 4 |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|------|-------|--------------|--------|------------|-----------------|
| 1 | 1,410 | Support Area | | 60 | 15,850 |
| 2 | 1,410 | Apartment | | 60 | 140,410 |
| 3 | 1,410 | Apartment | | 60 | 257,330 |

Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy | Fun | Value |
|------|------------|--------|-------|-------|-----|------|-------|-----|-----|--------|
| 1 | Det Garage | 1930 | 1 | 800 | 1 | 800 | C | 3 | 3 | 10,940 |

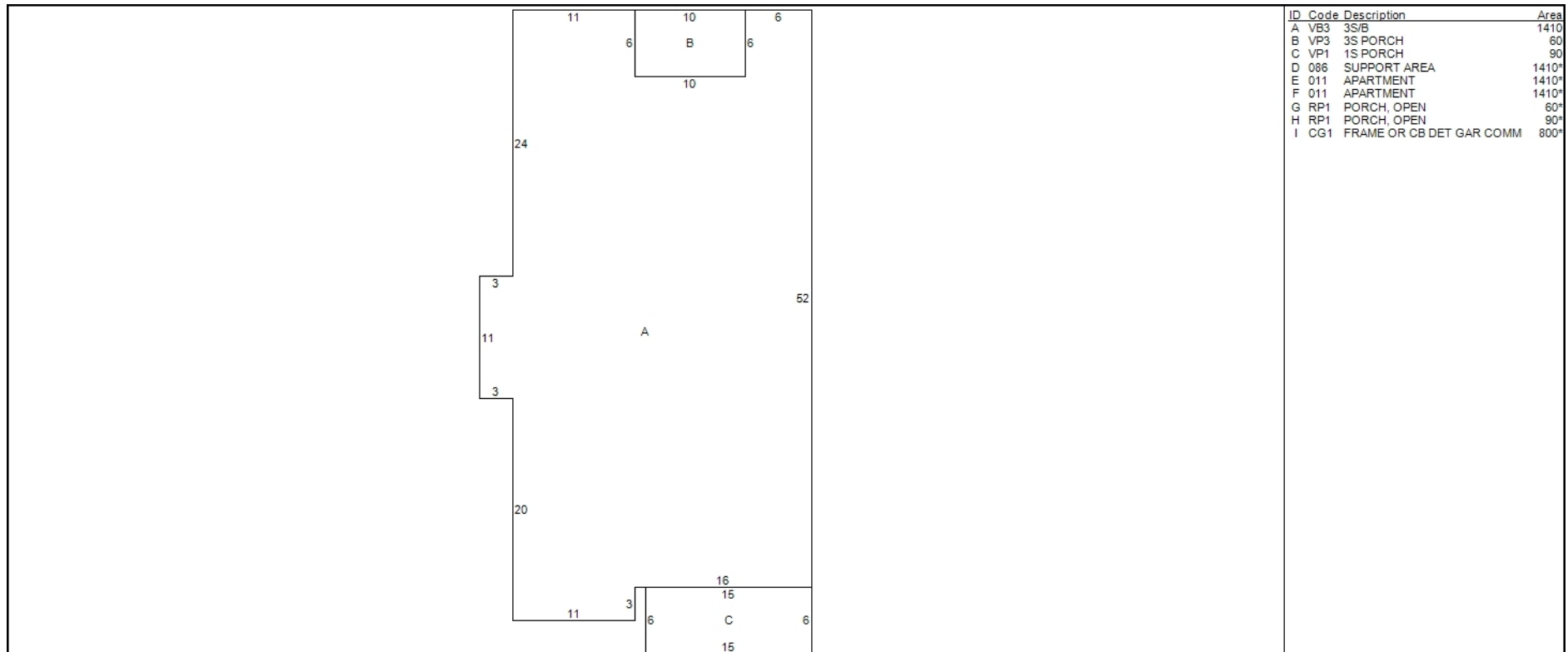
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Additional Property Photos



| | | | | |
|----------------------|--------------------|------------|--------------|----------------------------|
| Situs : 16 BUNKER AV | Parcel Id: 097-092 | Class: 111 | Card: 1 of 1 | Printed: November 13, 2020 |
|----------------------|--------------------|------------|--------------|----------------------------|

| Income Detail (Includes all Buildings on Parcel) | | | | | | | | | | | | | | | | | |
|--|----------|-------------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| Use Mod Grp | Inc Type | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
| 00 | S | Shell Income Use Group | 0 | | | | | | | 0 | | | | | | | |
| 01 | A | 003 Apartments/Per Unit | 6 | 4,230 | | 90 | 80,190 | 5 | | 0 | 76,181 | 40 | | | 30,472 | 30,472 | 45,709 |

| Apartment Detail - Building 1 of 1 | | | | | | | | Building Cost Detail - Building 1 of 1 | |
|------------------------------------|---------------|----------|------|-------|-------|--------|--------|--|--|
| Line | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income | | |
| 1 | 011 Apartment | 3 | 1 | 10 | 3 | 14,100 | 42,300 | | |
| 2 | 011 Apartment | 3 | 2 | 10 | 3 | 15,600 | 46,800 | | |

| | |
|-----------------------------|---------|
| Total Gross Building Area | 5,640 |
| Replace, Cost New Less Depr | 413,590 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | |
| Final Building Value | 413,590 |
| Value per SF | 73.33 |

| Notes - Building 1 of 1 | | Income Summary (Includes all Building on Parcel) | |
|-------------------------|--|--|----------|
| | | Total Net Income | 45,709 |
| | | Capitalization Rate | 0.077500 |
| | | Sub total | 589,794 |
| | | Residual Land Value | |
| | | Final Income Value | 589,794 |
| | | Total Gross Rent Area | 5,640 |
| | | Total Gross Building Area | 5,640 |