

Situs : 165 SUMMER ST	PARCEL ID: 128-065	Class: 112	Card: 1 of 1	Printed: November 17, 2020
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CURRENT OWNER	GENERAL INFORMATION
WARD DAVID B MARSHA E WARD 88 PURCHADE ST MIDDLEBORO MA 02346 04504/00221	Living Units 10 Neighborhood 4634 Alternate ID 86 Vol / Pg 04504/00221 District Zoning R1C Class APARTMENT

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	U	10.00		200,000
Undeveloped	U	0.00		
Total Acres: 2.1878 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	200,000	200,000	200,000	248,200
Building	554,600	526,100	554,600	596,400
Total	754,600	726,100	754,600	844,600
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
07/02/07	48808	2,400	BLDG	Rubber Roof	0
04/11/06	46199	25,000	BLDG	See Notes	0
10/19/04	42920	25,000	BLDG	Fire Damage/See	0
10/06/98	29719	781	BLDG	Fire Escape	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4504/221		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1849 /
Building # 1
Structure Type Residential 4 Family
Identical Units 1
Total Units 10
Grade C+
Covered Parking
Uncovered Parking
DBA NO DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Porch, Enclosed		5	26		1
3	Porch, Open Upper		6	13		1
1	Wood Deck		1	78		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	2,910	308	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Below No	3	3
2	01	01	100	2,910	308	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	02	100	2,658	302	Apartment	10	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,910	Support Area		45	27,020
2	2,910	Apartment		45	210,070
3	2,658	Apartment		45	183,800

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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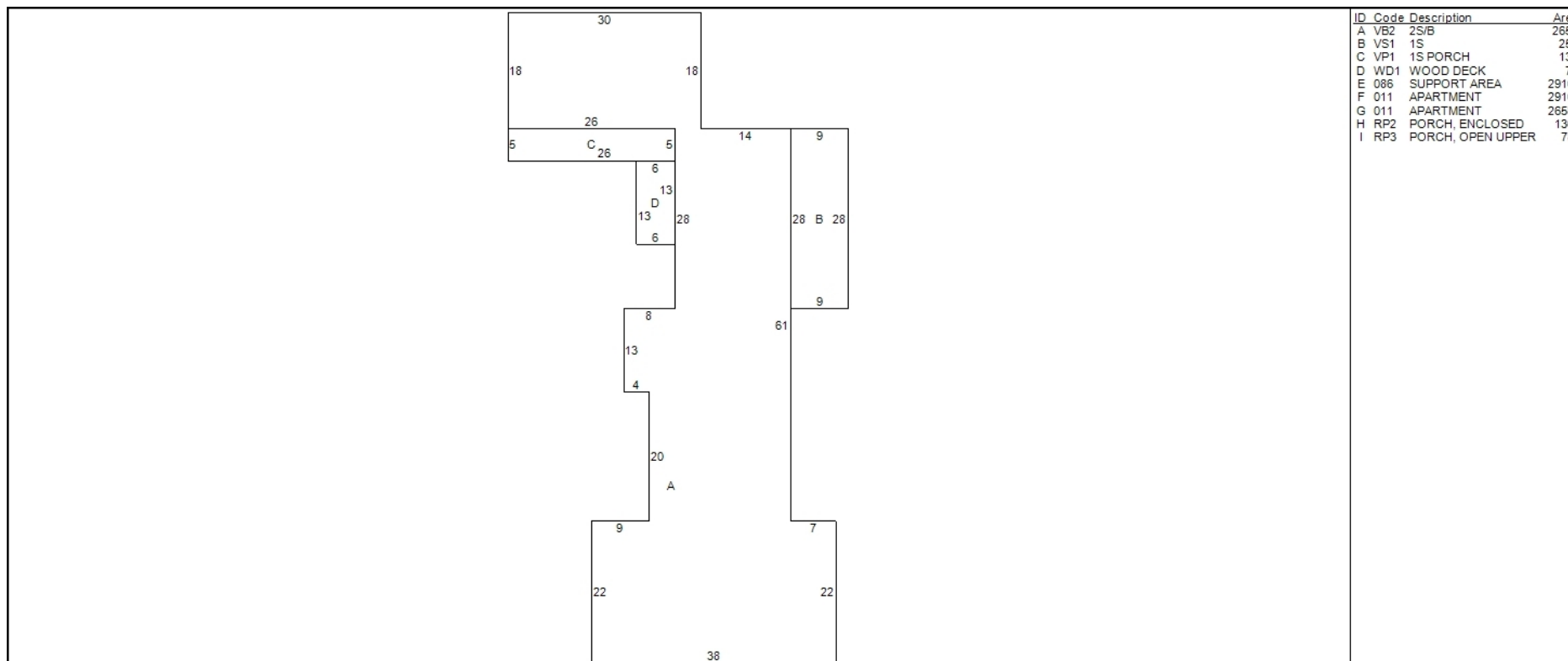
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Additional Property Photos



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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	001 Apartments/Per Unit	10	5,568		90	102,600	5		0	97,470	40			38,988	38,988	58,482

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	10	1	10	10	11,400	114,000

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	8,478
Replace, Cost New Less Depr	420,890
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	125
Final Building Value	526,113
Value per SF	62.06

Notes - Building 1 of 1	

Income Summary (Includes all Building on Parcel)	
Total Net Income	58,482
Capitalization Rate	0.077500
Sub total	754,606
Residual Land Value	
Final Income Value	754,606
Total Gross Rent Area	8,478
Total Gross Building Area	8,478