

Situs : SUMMER ST	PARCEL ID: 134-043R	Class : 402	Card: 1 of 1	Printed: October 29, 2020
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CURRENT OWNER	GENERAL INFORMATION
MASSACHUSETTS ELECTRIC CO 40 SYLVAN RD WALTHAM MA 02451-2286 00000/00000	Living Units Neighborhood 463 Alternate ID 12 Vol / Pg 00000/00000 District Zoning R1C Class INDUSTRIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Secondary	SF	23,076		116,300
Total Acres: .5298 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	116,300	116,300	116,300	110,800
Building	80,800	80,800	38,500	70,800
Total	197,100	197,100	154,800	181,600
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST 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
0/0						

Inspection Witnessed By \_\_\_\_\_

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## Building Information

Year Built/Eff Year 1930 /  
Building # 1  
Structure Type Office/Warehouse  
Identical Units 1  
Total Units  
Grade C  
# Covered Parking  
# Uncovered Parking  
DBA MASS ELECTRIC  
SUB STATION

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		8	34		1
1	Ovrhd Dr-Mtr-Op-Wd-Mt		12	12		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	01	01	50	1,162	148	Warehouse	16	Concrete Bl	Wood Frame/Joist/B	Normal	None	None	None	3	3

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,162	Warehouse		45	39,790

## Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Steel Bldg	2010	30	54	1	1,620	C	3	3	25,720
2	Fence	2005			1	5,600	C	3	3	15,300

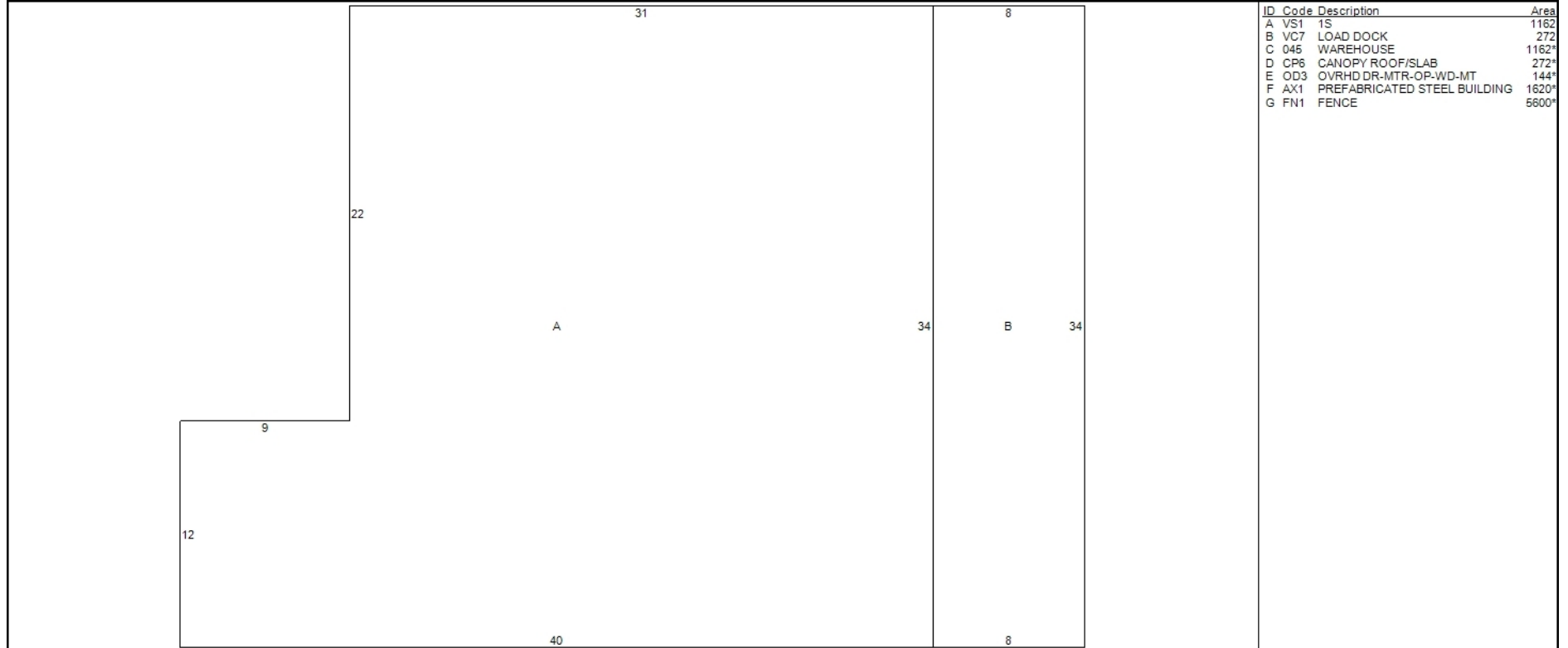
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**Additional Property Photos**



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Income Detail (Includes all Buildings on Parcel)																		
Use Mod Grp	Inc Type	Model Mod	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
12	S	001	Warehouse	0	1,162	5.00		5,810	15		0	4,939	15			741	741	4,198

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	1,162
								Replace, Cost New Less Depr	39,790
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	39,790
								Value per SF	34.24

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	4,198
		Capitalization Rate	0.109000
		Sub total	38,514
		Residual Land Value	116,300
		Final Income Value	154,814
		Total Gross Rent Area	1,162
		Total Gross Building Area	1,162