

Situs : SUMMER ST		PARCEL ID: 134-046		Class : 424		Card: 1 of 3		Printed: October 29, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MASSACHUSETTS ELECTRIC CO 40 SYLVAN RD WALTHAM MA 02451-2286 01/01/1800			Living Units Neighborhood 463 Alternate ID 15 Vol / Pg District Zoning R1C Class UTILITIES						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary		AC	1.0000		295,150				
Undeveloped		AC	9.0000		315,200				
Residual		AC	3.0350		53,150				
Total Acres: 13.035 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		663,500	663,500	663,500	649,500				
Building		299,300	299,300	-393,100	235,100				
Total		962,800	962,800	270,400	884,600				
Manual Override Reason									
Value Flag		COST APPROACH		Base Date of Value	1/1/2020				
Gross Building:				Effective Date of Value	1/1/2020				
Entrance Information									
Date	ID	Entry Code	Source						
09/11/20	DB	Estimated For Misc Reason	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
08/28/19	1571	460,767	ACCSTR						
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
						MASSACHUSETTS ELECTRIC CO			

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

**Situs : SUMMER ST**
**Parcel Id: 134-046**
**Class: 424**

Card: 1 of 3

Printed: October 29, 2020

**Building Information**

Year Built/Eff Year 1920 /  
 Building # 1  
 Structure Type 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	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
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**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	50	480	88	Support Area	12	None	Wood Frame/Joist/B	Normal	None	None	Below	No	3 2
2	01	01	100	4,396	338	Multi Use Storage	12	Brick Or Stc	Wood Frame/Joist/B	Normal	None	None	Below	No	3 2
3	02	02	100	4,396	338	Multi Use Storage	14	Brick Or Stc	Wood Frame/Joist/B	Normal	None	None	Below	No	3 2
4	01	01	100	96	28	Multi Use Storage	10	Brick Or Stc	Wood Frame/Joist/B	Normal	None	None	None		3 2
5	01	01	100	288	48	Multi Use Storage	10	Brick Or Stc	Wood Frame/Joist/B	Normal	None	None	None		3 2

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	480	Support Area		40	6,780
2	4,396	Multi Use Storage		40	96,740
3	4,396	Multi Use Storage		40	90,720
4	96	Multi Use Storage		40	3,800
5	288	Multi Use Storage		40	8,140

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Asph Pav	1970	1	8,460	1	8,460		3	3	11,610
2	Canopy	1970	1	600	1	600		3	3	3,200
3	Canopy	1970	1	240	1	240		3	3	1,280
4	Fence	1965	1	1,700	1	1,700		3	3	3,270
5	Metal Shed	1980			1	2,176	C	3	3	8,040
6	Metal Shed	1980			1	700	C	3	3	2,590



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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							
05	S	001 Muse Strg/Hvy Man/Mi	0	9,176	2.00		18,352	20		0	14,682	30			4,405	4,405	10,277
11	S	002 Auto Service	0	1,600	12.00		19,200	7.5		0	17,760	15			2,664	2,664	15,096
12	S	001 Warehouse	0	1,136	5.00		5,680	15		0	4,828	15			724	724	4,104

**Apartment Detail - Building 1 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 3**

Total Gross Building Area	9,656
Replace, Cost New Less Depr	206,180
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	206,180
Value per SF	21.35

**Notes - Building 1 of 3**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	29,477
Capitalization Rate	0.109000
Sub total	270,431
Residual Land Value	
Final Income Value	270,431
Total Gross Rent Area	12,392
Total Gross Building Area	12,392

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CURRENT OWNER	GENERAL INFORMATION
MASSACHUSETTS ELECTRIC CO 40 SYLVAN RD WALTHAM MA 02451-2286 01/01/1800	Living Units Neighborhood 463 Alternate ID 15 Vol / Pg District Zoning R1C Class UTILITIES

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC	1.0000		295,150
Undeveloped	AC	9.0000		315,200
Residual	AC	3.0350		53,150
Total Acres: 13.035				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	663,500	663,500	663,500	649,500
Building	299,300	299,300	-393,100	235,100
Total	962,800	962,800	270,400	884,600
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
09/11/20	DB	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/28/19	1571	460,767	ACCSTR	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
						MASSACHUSETTS ELECTRIC CO

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

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Class: 424

Card: 2 of 3

Printed: October 29, 2020

## Building Information

Year Built/Eff Year 1985 /  
Building # 2  
Structure Type Warehouse  
Identical Units 1  
Total Units  
Grade C-  
# Covered Parking  
# Uncovered Parking  
DBA

## Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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## 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	100	625	100	Warehouse	14	Metal, Sand	Pre-Engineered Stee	Normal	None	None	None	3	3
2	01	01	100	511	68	Warehouse	14	Metal, Sand	Pre-Engineered Stee	Normal	None	None	None	3	3

## Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	625	Warehouse		45	17,500
2	511	Warehouse		45	12,950

## Outbuilding Data

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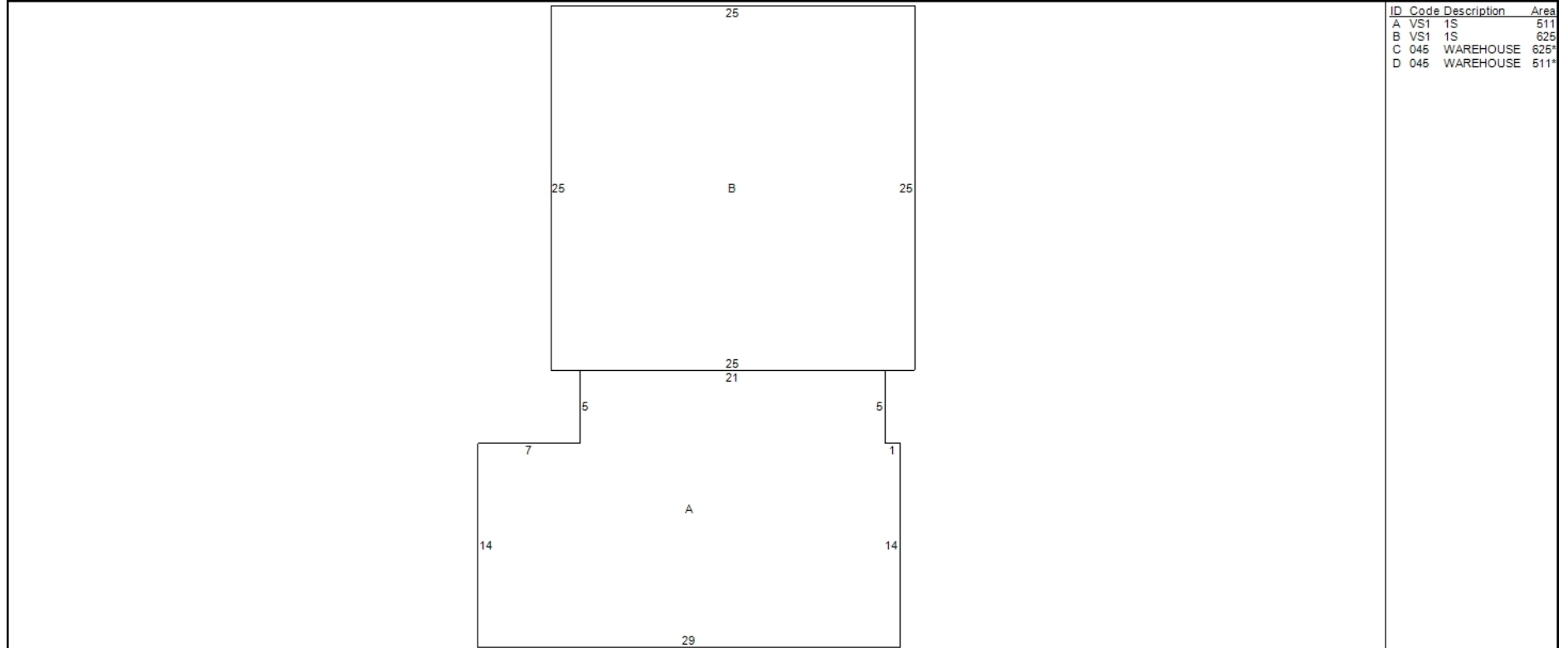
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**Additional Property Photos**

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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							
05	S	001 Muse Strg/Hvy Man/Mi	0	9,176	2.00		18,352	20		0	14,682	30			4,405	4,405	10,277
11	S	002 Auto Service	0	1,600	12.00		19,200	7.5		0	17,760	15			2,664	2,664	15,096
12	S	001 Warehouse	0	1,136	5.00		5,680	15		0	4,828	15			724	724	4,104

Apartment Detail - Building 2 of 3								Building Cost Detail - Building 2 of 3	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	1,136
								Replace, Cost New Less Depr	30,450
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	30,450
								Value per SF	26.80

Notes - Building 2 of 3								Income Summary (Includes all Building on Parcel)	
								Total Net Income	29,477
								Capitalization Rate	0.109000
								Sub total	270,431
								Residual Land Value	
								Final Income Value	270,431
								Total Gross Rent Area	12,392
								Total Gross Building Area	12,392



Situs : SUMMER ST		PARCEL ID: 134-046		Class : 424		Card: 3 of 3		Printed: October 29, 2020	
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Undeveloped	AC	9.0000		315,200					
Residual	AC	3.0350		53,150					
Total Acres: 13.035 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		663,500	663,500	663,500	649,500				
Building		299,300	299,300	-393,100	235,100				
Total		962,800	962,800	270,400	884,600				
Manual Override Reason									
Value Flag		COST APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Entrance Information									
Date	ID	Entry Code	Source						
09/11/20	DB	Estimated For Misc Reason	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
08/28/19	1571	460,767	ACCSTR						
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
						MASSACHUSETTS ELECTRIC CO			

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

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Class: 424

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Printed: October 29, 2020

**Building Information**

Year Built/Eff Year 1940 /  
Building # 3  
Structure Type Auto Service Garag  
Identical Units 1  
Total Units  
Grade C-  
# Covered Parking  
# Uncovered Parking  
DBA

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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**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	100	1,600	160	Auto Parts/Service	16	Concrete Bl	Wood Frame/Joist/B	Below Norm	Unit Heat	None	Normal	2	2

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,600	Auto Parts/Service		30	32,670

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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	<div>40</div> <div>40</div> <div>A</div> <div>40</div> <div>40</div>		<table> <tr> <th>ID</th><th>Code</th><th>Description</th><th>Area</th></tr> <tr> <td>A</td><td>VS1</td><td>1S</td><td>1600</td></tr> <tr> <td>B</td><td>047</td><td>AUTO PARTS/SERVICE</td><td>1600*</td></tr> </table>	ID	Code	Description	Area	A	VS1	1S	1600	B	047	AUTO PARTS/SERVICE	1600*
ID	Code	Description	Area												
A	VS1	1S	1600												
B	047	AUTO PARTS/SERVICE	1600*												

Additional Property Photos

Situs : SUMMER ST	Parcel Id: 134-046	Class: 424	Card: 3 of 3	Printed: October 29, 2020
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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							
05	S	001 Muse Strg/Hvy Man/Mi	0	9,176	2.00		18,352	20		0	14,682	30			4,405	4,405	10,277
11	S	002 Auto Service	0	1,600	12.00		19,200	7.5		0	17,760	15			2,664	2,664	15,096
12	S	001 Warehouse	0	1,136	5.00		5,680	15		0	4,828	15			724	724	4,104

Apartment Detail - Building 3 of 3								Building Cost Detail - Building 3 of 3	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	1,600
								Replace, Cost New Less Depr	32,670
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	32,670
								Value per SF	20.42

Notes - Building 3 of 3								Income Summary (Includes all Building on Parcel)	
								Total Net Income	29,477
								Capitalization Rate	0.109000
								Sub total	270,431
								Residual Land Value	
								Final Income Value	270,431
								Total Gross Rent Area	12,392
								Total Gross Building Area	12,392