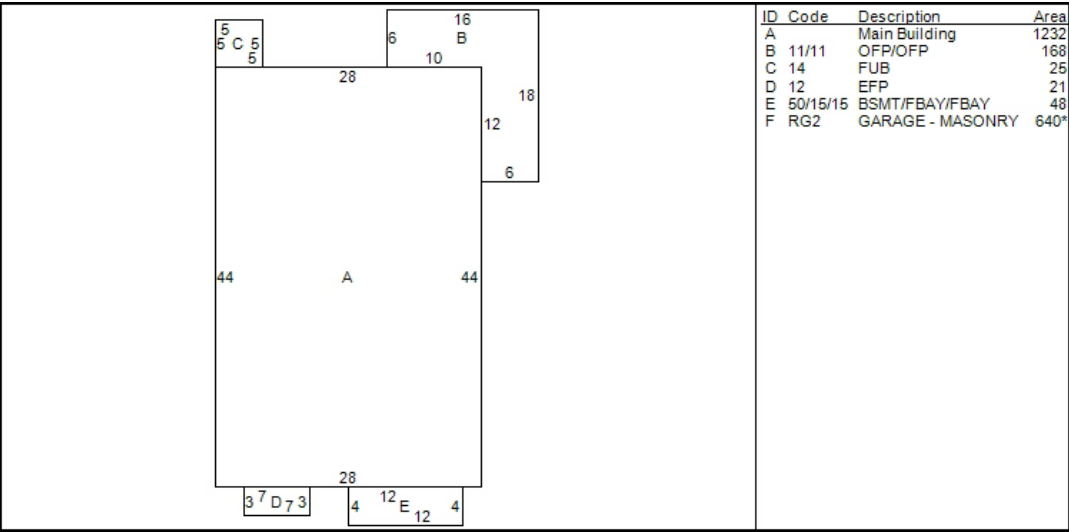


Situs : 160 SUMMER ST		Parcel ID: 134-048		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
THERRIEN REALTY TRUST C/O STEPHEN TERRIEN TRUST 607 UNION ST DUXBURY MA 02332			Living Units 2 Neighborhood 250 Alternate ID 17 Vol / Pg 24921/299 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	15,000			99,000				
Residual	SF	21,780			14,370				
Total Acres: .8444 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		113,400	113,400	0	98,900				
Building		370,500	405,400	0	296,800				
Total		483,900	518,800	0	395,700				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/25/03	200,000	Land + Bldg	Outlier-Written Desc Needed	24921/299					

Situs : 160 SUMMER ST	Parcel Id: 134-048	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	-------------------	--------------	---------------------------

Dwelling Information			
Style	Tw o Family	Year Built	1937
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	444,784	% Good	65
Plumbing	9,787	% Good Override	
Basement	25,295	Functional	
Heating	0	Economic	
Attic	27,231	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	507,100	Additions	31,860
Ground Floor Area	1,232		
Total Living Area	2,930	Dwelling Value	394,440

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	640	640	1	1925	C	A	10,910

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11	11		8,580	
2		14			330	
3		12			1,560	
4	50	15	15		21,390	