

**Situs : 202 SUMMER ST**

**Parcel ID: 134-053**

**Class : Two-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

INVESTMENT PLUS RLTY GROUP LLC  
95 N MAIN ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 2  
Neighborhood 250  
Alternate ID 23-1  
Vol / Pg 49378/269  
District  
Zoning R1C  
Class Residential

**Property Notes**



134-053 03/22/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 21,074			13,910

Total Acres: .8282  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	112,900	112,900	0	98,500
<b>Building</b>	316,300	345,100	0	268,200
<b>Total</b>	429,200	458,000	0	366,700

**Manual Override Reason**

**Value Flag** MARKET APPROACH  
**Gross Building:**  
**Base Date of Value** 1/1/2020  
**Effective Date of Value** 1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
09/11/20	AW	Field Review	Other
06/19/01	FAB	Estimated For Misc Reason	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/26/00	33729	2,100	BLDG Strip & Reroof	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/05/18	292,377	Land + Bldg	Repossession	49378/269	Quit Claim	INVESTMENT PLUS RLTY GROUP LLC
05/31/16	293,000	Land + Bldg	Repossession	46989/192	Foreclosure	WELLS FARGO BANK NA
08/05/10		Land + Bldg	Transfer Of Convenience	38812/220		
10/04/04		Land + Bldg	Sale Of Portion/Other Comm	29192/47		
06/16/03	293,000	Land + Bldg	Valid Sale	25451/297		
10/07/98		Land + Bldg	Transfer Of Convenience	16679/136		
10/23/97		Land + Bldg	Transfer Of Convenience	15579		

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Dwelling Information			
Style	Two Family	Year Built	1836
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Red		

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	Gas	Openings	
System Type	Steam	Pre-Fab	1

Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

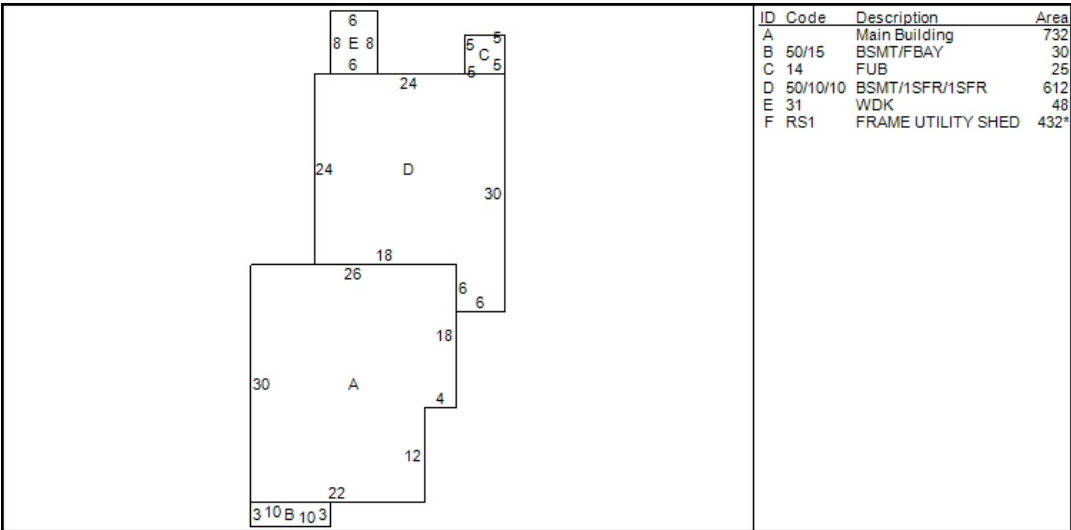
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	287,429	% Good	62
Plumbing	9,787	% Good Override	
Basement	17,981	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,689	C&D Factor	10
		Adj Factor	1
Subtotal	318,890	Additions	126,850

Ground Floor Area	732		
Total Living Area	2,352	Dwelling Value	344,330

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	432	432	1	1920	C	P	800

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	50	15			8,740	
2		14			310	
3	50	10	10		116,750	
4		31			1,050	