

Property Location 48 SUMMER RD
Vision ID 100643

Map ID 7.0/ 7/ 1.0/ /

Bldg # 1

Sec # 1 of 1 Card # 1 of 2

State Use 0130
Print Date 5/19/2026 8:58:45 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
MARSHALL, RICHARD J & JACQUELI						Description	Code	Appraised	Assessed	305 BERLIN, MA								
						RES BLDG	0130	215,730	215,730									
						RES LAND	0130	283,220	283,220									
						COMM BLDG	0316	60,200	60,200									
						COMM OB	0316	16,000	16,000									
48 SUMMER RD		SUPPLEMENTAL DATA				COMM BLDG	0340	23,970	23,970	VISION								
		Alt Prcl ID				COM LAND	0340	29,480	29,480									
		Old Map 172-1-0																
		Front Feet																
		Status																
BERLIN MA 01503		New Growt COA 10/31/13																
		Encoder ID																
		GIS ID F_624412_2959234																
		Assoc Pid#																
		Total				628,600	628,600											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MARSHALL, RICHARD J & JACQUELINE M MARSHALL, RICHARD J & JACQUELINE M CHRISTENSEN, JUDITH MARTIN, FLORENCE		51790	0169	11-26-2013	U	V	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
		51395	0278	08-23-2013	U	V	165,000	1O	2026	0130	215,730	2025	0130	192,690	2024	0130	192,690	
		16960	0141	03-31-1995	U	V	100	1A		0130	283,220		0130	269,640		0130	269,640	
		0673	0049	09-05-1863	U	V	0	XX		0316	60,200		0316	56,100		0316	56,100	
										0316	16,000		0316	16,000		0316	16,000	
		Total						628,600		Total		583,900		Total		583,900		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 299,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,000 Appraised Land Value (Bldg) 312,700 Special Land Value 0 Total Appraised Parcel Value 628,600 Valuation Method C Total Appraised Parcel Value 628,600									
2015	SCM	SMALL COMM EXEMPT	66.97															
2016	SCM	SMALL COMM EXEMPT	78.47															
2020	SCM	SMALL COMM EXEMPT	286.28															
		Total																
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0001																		
NOTES																		
HOME OFFICE 2 SEE ASSOC DOCS SEE ASSOC DOCS 60SF SHED NV-SIZE ORDER OF CONDITIONS 2/20/13 5/19/14 10% BUSINESS/90% RESIDENTIAL CHECK BACK 6/30/14 NEW HOUSE COMPLETED CREATED LOT PER PLAN 898/7 DATED 12/14/1																		
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
BP-25-104	07-08-2025	00	Undefined	1,500		0		30X30 TENT	04-24-2018	BP			BP	Building Permit				
BP170151	06-30-2017	NC	New Constr.	20,000	04-24-2018	100		ADDITION OF 1600 SF TO BA	05-12-2016	SS			14	Field review				
BP20170130	05-05-2017	NC	New Constr.	80,000	04-24-2018	100		BUILD BARN AND STORAGE	07-29-2015	BOA			BP	Building Permit				
13143	12-10-2013	NC	New Constr.	270,180	05-29-2015	100		BARN FOUNDATION AND SI	05-29-2015	CIA	01		BP	Building Permit				
13123	11-12-2013	FD	Foundation		05-19-2014	100		FOUNDATION	06-30-2014	BOA			41	Change				
									05-19-2014	BOA			BP	Building Permit				
LAND LINE VALUATION SECTION																		
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec C.	Adj Unit P	Land Value		
1	0130	Pri Res	RA	Primary	80,000	SF	3.51	1.00000	5	1.00	106	1.050	PRIME			3.69	294,800	
1	0130	Pri Res	RA	Residual	2.160	AC	8,300.00	1.00000	0	1.00		1.000		100%		8,300	17,900	
Total Card Land Units					4.00	AC	Parcel Total Land Area					4.00	Total Land Value					312,700

A large, modern house with blue siding, white trim, and a dark roof. The house features a covered porch with white columns and a dark roof with white gutters. There are several windows, including a large bay window on the left and a smaller window on the right. The house is set against a clear blue sky.

Account #

Map ID 7.0/ 7/ 1.0/ /

Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 0130
Print Date 5/19/2026 8:58:46 AM

CURRENT OWNER

TOPO

UTILITIES

STRT / ROAD

LOCATION

MARSHALL, RICHARD J &
JACQUELINE M
MARSHALL, RICHARD J &
JACQUELINE M

Alt Prcl ID
Old Map 172-1-0
Front Feet
Status
New Growt COA 10/31/13
Encoder ID

GIS ID F_624412_2959234

Easmnt Bk
Easmnt Da
Easmnt Bk
Easmnt Da

Assoc Pid#

48 SUMMER RD

BERLIN MA 01503

Description

Code

Appraised

Assessed

RES BLDG 0130 215,730 215,730

RES LAND 0130 283,220 283,220

COMM BLDG 0316 60,200 60,200

COMM OB 0316 16,000 16,000

COMM BLDG 0340 23,970 23,970

COM LAND 0340 29,480 29,480

Total 628,600 628,600

305

BERLIN, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

MARSHALL, RICHARD J & JACQUELINE M 51790 0169 11-26-2013 U V 1 1F

MARSHALL, RICHARD J & JACQUELINE M 51395 0278 08-23-2013 U V 165,000 1O

CHRISTENSEN, JUDITH 16960 0141 03-31-1995 U V 100 1A

MARTIN, FLORENCE 0673 0049 09-05-1863 U V 0 XX

PREVIOUS ASSESSMENTS (HISTORY)

Year

Code

Assessed

Year

Code

Assessed

Year

Code

Assessed

2026 0130 215,730 2025 0130 192,690 2024 0130 192,690

0130 283,220 0130 269,640 0130 269,640

0316 60,200 0316 56,100 0316 56,100

0316 16,000 0316 16,000 0316 16,000

Total 628,600 Total 583,900 Total 583,900

EXEMPTIONS

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

Year Code Description Amount Code Description Number Amount Comm Int

2015 SCM SMALL COMM EXEMPT 66.97

2016 SCM SMALL COMM EXEMPT 78.47

2020 SCM SMALL COMM EXEMPT 286.28

Total 1,827.74

ASSESSING NEIGHBORHOOD

Nbhd Nbhd Name B Tracing Batch

0001

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 299,900

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 16,000

Appraised Land Value (Bldg) 312,700

Special Land Value 0

Total Appraised Parcel Value 628,600

Valuation Method C

Total Appraised Parcel Value 628,600

BUILDING PERMIT RECORD

VISIT / CHANGE HISTORY

Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments Date Id Type Is Cd Purpost/Result

LAND LINE VALUATION SECTION

B Use Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd. Nbhd. Adj Notes Spec Use Spec C. Adj Unit P Land Value

2 0316 Comm Whse SF 0.00 1.00000 1.00 1.000 100% 0 0

Total Card Land Units 4.00 AC Parcel Total Land Area: 4.00 Total Land Value 312,700

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:		25	Service Shop							
Model		94	Commercial							
Grade		03	C							
Stories:		2								
Occupancy		1.00				MIXED USE				
Exterior Wall 1		11	Clapboard			Code	Description		Percentage	
Exterior Wall 2						0316	Comm Whse		100	
Roof Structure		03	Gable Or Hip						0	
Roof Cover		03	Asphalt						0	
Interior Wall 1		08	Average			COST / MARKET VALUATION				
Interior Wall 2						Adj. Base Rate				
Interior Floor 1		02	Minimum			RCN		62,699		
Interior Floor 2										
Heating Fuel		01	None			Year Built		2018		
Heating Type		01	None			Effective Year Built		2020		
AC Type		01	None			Depreciation Code		A		
Bldg Use		0316	Comm Whse			Remodel Rating				
Total Rooms						Year Remodeled				
Total Bedrms						Depreciation %		4		
Total Baths		2				Functional Obsol				
Heat/AC		06	Average			Economic Obsol				
Frame Type		02	Wood Frame			Trend Factor		1		
Baths/Plumbing		02	Average			Condition				
Ceiling/Wall		07	Commensurate			Condition %				
Rooms/Prtns		02	Average			Percent Good		96		
Wall Height		9.00				RCNLD		60,200		
% Comm Wall						Dep % Ovr				
1st Floor Use:						Dep Ovr Comment				
						Misc Imp Ovr				
						Misc Imp Ovr Comment				
						Cost to Cure Ovr				
						Cost to Cure Ovr Comment				
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LNT	Lean-To	L	800	10.00	2018		100		0.00	8,000
LNT	Lean-To	L	800	10.00	2018		100		0.00	8,000
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area		Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	144		144	144	59.15	8,518			
FGR	Finished Frame Garage	0		1,800	720	23.66	42,588			
FST	Utility Finished	0		264	106	23.75	6,270			
LFT	Loft/Storage	0		1,800	90	2.96	5,324			
Ttl Gross Liv / Lease Area					144	4,008	1,060			62,700