



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
44		ELM ST, COHASSET

**OWNERSHIP**

Owner 1:	COHASSET TOWN OF
Owner 2:	C/O POLICE & FIRE DEPT
Owner 3:	
Street 1:	41 HIGHLAND AVE
Street 2:	
Twn/City:	COHASSET
St/Prov:	MA Cntry
Postal:	02025 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.01 Acres of land mainly classified as Impr, M P S with a(n) GOVT BLDG Building Built about 1962, Having Primarily CONC BLOCK Exterior and Asphalt Shgl Roof Cover, with 0 Units, 0 Baths, 4 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int
1	Betterment	306.1	0

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	RB	RB	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
935	Impr, M P S		43560		Square Fe	Site		0	9.76	1.000	R22	1.00								424,971						425,000	175000
935	Impr, M P S		0.01		Acres	Rear	0.1	0	425,000.	0.100	R22	1.00								425						400	200

Total AC/HA:	1.01000	Total SF/SM:	43995.60	Parcel LUC:	935	Impr, M P S	Prime NB Desc:	425000	Total:	425,396	Spl Credit:		Total:	425,400
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
935	800,400	25,300	1.010	425,400	1,251,100		0
							GIS Ref
							GIS Ref
							Insp Date
							06/29/11
Total Card	800,400	25,300	1.010	425,400	1,251,100	Entered Lot Size	
Total Parcel	800,400	25,300	1.010	425,400	1,251,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	122.80	/Parcel:	122.8	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	935	FV	800,400	25300	1.01	425,400	1,251,100	1,251,100	Year End Roll	1/6/2020
2019	935	FV	800,400	25300	1.01	425,400	1,251,100	1,251,100	Year End Roll	1/4/2019
2018	935	FV	800,400	25300	1.01	425,400	1,251,100	1,251,100	Year End Roll	12/28/2017
2017	935	FV	881,700	22500	1.01	350,900	1,255,100	1,255,100	Year End Roll	1/6/2017
2016	935	FV	881,700	22500	1.01	350,900	1,255,100	1,255,100	Year End Roll	1/19/2016
2015	935	FV	881,700	22500	1.01	350,900	1,255,100	1,255,100	Year End Roll	1/14/2015
2014	935	FV	871,600	22500	1.01	350,900	1,245,000	1,245,000	Year End	2/3/2014
2013	935	FV	871,600	22500	1.01	350,900	1,245,000	1,245,000	Year End	1/7/2013

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Lothrop	647-84		12/6/1890			No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/9/2012	12-195	INT RENO	20,000	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/29/2011	MEAS+INSPCTD	8	RRC

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 50 - GOVT BLDG, Sty Ht: 1 - 1 Story, (Liv) Units: Total: 0, Foundation: 1 - Concrete, Frame: 1 - WOOD, Prime Wall: 21 - CONC BLOCK, Sec Wall: 07 - BRICK 50%, Roof Struct: 1 - Gable, Roof Cover: 1 - Asphalt Shgl, Color:, View / Desir:

BATH FEATURES

Table with bath features: Full Bath, A Bath, 3/4 Bath, A 3OBth, 1/2 Bath: 4, Rating: AVERAGE, A HBth, OthrFix: 20, Rating: AVERAGE

COMMENTS

POLICE USES 62 ELM STREET. .

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB4

OTHER FEATURES

Table with other features: Kits: 2, Rating: AVERAGE, A Kits, Rating, Frpl, Rating, WSFlue, Rating

GENERAL INFORMATION

Table with general info: Grade: A - Very Good, Year Blt: 1962, Eff Yr Blt: 1980, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name

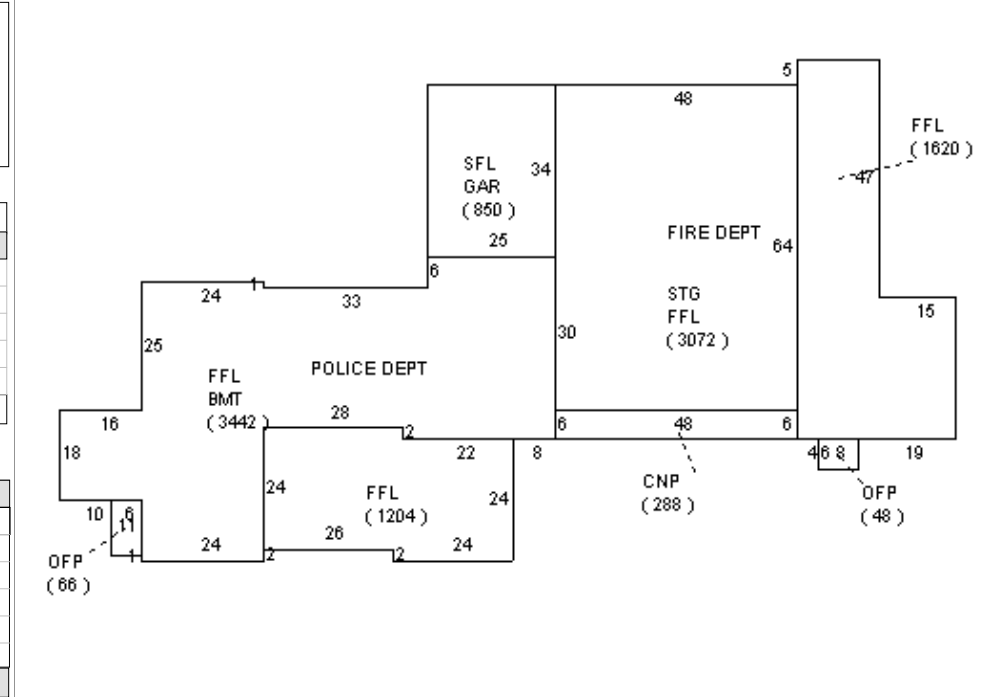
REMODELING

Table with remodeling items: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL, Prim Int Wall: 2 - Plaster, Sec Int Wall, Partition, Prim Floors: 05 - LINO/VINYL, Sec Floors: 04 - CARPET 40%, Bsmnt Flr: 12 - CONCRETE, Electric: 3 - Typical, Insulation: 2 - Typical, Int vs Ext, Heat Fuel: 2 - GAS, Heat Type: 03 - FORCED HW, # Heat Sys, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wall, % Sprinkled

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 22.0%, Functional, Economic, Special, Override, Total: 22.8%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 60.00, Size Adj: 0.89815468, Const Adj: 0.99788004, Adj \$ / SQ: 53.775, Other Features: 41594, Grade Factor: 1.49, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1036775, Depreciation: 236385, Depreciated Total: 800390

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr: 80.12, Special Features: 0, Val/Su Net: 44.58, Final Total: 800400, Val/Su SzAd: 78.56

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 17,954, Total: 654,228

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

Summary row: More: N, Total Yard Items: 25,300, Total Special Features, Total: 25,300

IMAGE

AssessPro Patriot Properties, Inc

