

Cohasset



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81	91	CEDAR ST, COHASSET

OWNERSHIP

Owner 1:	COHASSET TOWN OF
Owner 2:	C/O BOARD OF SELECTMEN
Owner 3:	
Street 1:	41 HIGHLAND AVE
Street 2:	
Twn/City:	COHASSET
St/Prov:	MA Cntry
Postal:	02025

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 43.8 Acres of land mainly classified as Impr Selectm with a(n) REPAIR GAR Building Built about 1997, Having Primarily METAL PANEL Exterior and Metal Roof Cover, with 0 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	RC	RC	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
931	Impr Selectm		41.8		Acres	Unblidable	0.1	0	205,800.	0.100	R12	1.00								860,244						860,200	478300
931	Impr Selectm		1		Acres	Site		0	205,800.	1.000	R12	1.00								205,800						205,800	
931	Impr Selectm		1		Acres	Site		0	205,800.	1.000	R12	1.00								205,800						205,800	

Total AC/HA:	43.80000	Total SF/SM:	1907928.00	Parcel LUC:	931	Impr Selectm	Prime NB Desc:	205800	Total:	1,271,844	Spl Credit	Total:	1,271,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
931	744,200	406,200	43.800	1,271,800	2,422,200		DPW
							GIS Ref
							GIS Ref
Total Card	744,200	406,200	43.800	1,271,800	2,422,200	Entered Lot Size	
Total Parcel	744,200	406,200	43.800	1,271,800	2,422,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	165.51	/Parcel:	165.5	Land Unit Type:	Insp Date
							05/28/19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	931	FV	744,200	406200	43.8	1,271,800	2,422,200	2,422,200	Year End Roll	1/6/2020
2019	931	FV	744,200	288700	43.8	1,271,800	2,304,700	2,304,700	Year End Roll	1/4/2019
2018	931	FV	744,200	288700	43.8	1,271,800	2,304,700	2,304,700	Year End Roll	12/28/2017
2017	931	FV	753,900	283500	19.348	585,000	1,622,400	1,622,400	Year End Roll	1/6/2017
2016	931	FV	753,900	283500	19.348	585,000	1,622,400	1,622,400	Year End Roll	1/19/2016
2015	931	FV	753,900	283500	19.348	585,000	1,622,400	1,622,400	Year End Roll	1/14/2015
2014	931	FV	753,900	283500	19.348	585,000	1,622,400	1,622,400	Year End	2/3/2014
2013	931	FV	753,900	283500	19.348	585,000	1,622,400	1,622,400	Year End	1/7/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COHASSET TOWN O	2405-423		8/6/1942			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/13/2017	17-054	SOLAR HE	106,392	S				
12/30/2015	15-499	ROOF	81,573	M				
11/3/2004	04-359	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2019	PERMIT VISIT	9	MARY & RACH
6/14/2011	MEAS+INSPCTD	8	RRC

Sign: VERIFICATION OF VISIT NOT DATA

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:	

PRINT

Date	Time
09/29/20	14:10:25

LAST REV

Date	Time
05/26/20	09:24:24
mary	
2837	

