



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 143 | | POND ST, COHASSET |

OWNERSHIP

| | |
|-----------|-----------------------------|
| Owner 1: | COHASSET TOWN OF CMHS |
| Owner 2: | COHASSET MIDDLE HIGH SCHOOL |
| Owner 3: | |
| Street 1: | 143 POND STREET |
| Street 2: | |
| Twn/City: | COHASSET |
| St/Prov: | MA Cntry Own Occ: |
| Postal: | 02025 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 18. Acres of land mainly classified as Impr, Educ with a(n) SCHOOL Building Built about 1950, Having Primarily BRICK Exterior and Rubber Roof Cover, with 1 Units, 0 Baths, 17 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|----------|----------|
| 1 | Betterment | 1,224.41 | 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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 934 | Impr, Educ | | 10 | | Acres | Site | | 0 | 425,000. | 1.000 | R22 | 1.00 | | | | | | | | 4,250,000 | | | | | | 4,250,000 | 1200000 |
| 934 | Impr, Educ | | 8 | | Acres | Expan | 0.3 | 0 | 425,000. | 0.250 | R22 | 1.00 | | | | | | | | 850,000 | | | | | | 850,000 | 480000 |

| | | | | | | | | | | | | | |
|--------------|----------|--------------|-----------|-------------|-----|------------|----------------|--------|--------|-----------|------------|--------|-----------|
| Total AC/HA: | 18.00000 | Total SF/SM: | 784080.00 | Parcel LUC: | 934 | Impr, Educ | Prime NB Desc: | 425000 | Total: | 5,100,000 | Spl Credit | Total: | 5,100,000 |
|--------------|----------|--------------|-----------|-------------|-----|------------|----------------|--------|--------|-----------|------------|--------|-----------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 934 | 14,465,900 | 149,200 | 18.000 | 5,100,000 | 19,715,100 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: | | | | | | /Parcel: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 934 | FV | 14,465,900 | 149200 | 18. | 4,626,600 | 19,241,700 | 19,241,700 | Year End Roll | 1/6/2020 |
| 2019 | 934 | FV | 14,465,900 | 149200 | 18. | 4,626,600 | 19,241,700 | 19,241,700 | Year End Roll | 1/4/2019 |
| 2018 | 934 | FV | 14,465,900 | 149200 | 18. | 4,626,600 | 19,241,700 | 19,241,700 | Year End Roll | 12/28/2017 |
| 2017 | 934 | FV | 14,465,900 | 137800 | 18. | 4,206,000 | 18,809,700 | 18,809,700 | Year End Roll | 1/6/2017 |
| 2016 | 934 | FV | 14,465,900 | 137800 | 18. | 4,206,000 | 18,809,700 | 18,809,700 | Year End Roll | 1/19/2016 |
| 2015 | 934 | FV | 14,465,900 | 137800 | 18. | 4,206,000 | 18,809,700 | 18,809,700 | Year End Roll | 1/14/2015 |
| 2014 | 934 | FV | 14,465,900 | 137800 | 18. | 4,206,000 | 18,809,700 | 18,809,700 | Year End | 2/3/2014 |
| 2013 | 934 | FV | 14,465,900 | 137800 | 18. | 4,206,000 | 18,809,700 | 18,809,700 | 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 | 689-517 | | 3/21/1893 | | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|------------|-----|------------|----------|----------|--------------------|
| 4/13/2015 | 15-094 | INT RENO | 65,000 | C | | | | |
| 7/1/2010 | 10-222 | FOUNDATI | 17,000 | C | 7/5/2011 | | | TOWER PROJECT ON H |
| 10/27/2005 | 05-356 | SHED | 2,250 | C | | | | |
| 5/2/2001 | 01-103 | ADDITION | 23,500,000 | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|----------|--------------|----|------|
| 7/5/2011 | 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 | 13:23:09 |

LAST REV

| Date | Time |
|----------|----------|
| 09/29/20 | 11:10:33 |

mary
2300

