

Cohasset



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
208		SOHIER ST, COHASSET

OWNERSHIP

Owner 1:	COHASSET TOWN OF		
Owner 2:	DEER HILL SCHOOL		
Owner 3:			
Street 1:	208 SOHIER 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 15.41 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, 11 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
1	Betterment	459.15	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
934	Impr, Educ		4		Acres	Site		0	284,400.	1.000	R17	1.00								1,137,600					1,137,600	600000	
934	Impr, Educ		5.59		Acres	Site		0	284,400.	1.000	R17	1.00								1,589,796					1,589,800	84000	
933	Vac, Educ		5.82		Acres	Rear	0.1	0	284,400.	0.100	R17	1.00								165,521					165,500		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
933			5.820	165,500	165,500
934	5,648,100	42,200	9.590	2,727,400	8,417,700
Total Card	5,648,100	42,200	15.410	2,892,900	8,583,200
Total Parcel	5,648,100	42,200	15.410	2,892,900	8,583,200
Source:	Market Adj Cost	Total Value per SQ Unit /Card:	119.34	/Parcel:	119.3

Legal Description	User Acct
	Deer Hill/CW42
	GIS Ref
	GIS Ref
	Insp Date
	06/30/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	934	FV	5,648,100	42200	15.41	2,892,900	8,583,200	8,583,200	Year End Roll	1/6/2020
2019	934	FV	5,648,100	42200	15.41	2,892,900	8,583,200	8,583,200	Year End Roll	1/4/2019
2018	934	FV	5,648,100	42200	15.41	2,892,900	8,583,200	8,583,200	Year End Roll	12/28/2017
2017	934	FV	5,648,100	37500	15.41	2,754,600	8,440,200	8,440,200	Year End Roll	1/6/2017
2016	934	FV	5,648,100	37500	15.41	2,754,600	8,440,200	8,440,200	Year End Roll	1/19/2016
2015	934	FV	5,648,100	37500	15.41	2,754,600	8,440,200	8,440,200	Year End Roll	1/14/2015
2014	934	FV	5,648,100	37500	15.41	2,754,600	8,440,200	8,440,200	Year End	2/3/2014
2013	934	FV	5,648,100	37500	15.41	2,754,600	8,440,200	8,440,200	Year End	1/7/2013

Parcel ID D6-42-026

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COCHRAN JANE ST	3291-462		8/19/1954			No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2018	18-192	TEMP TEN	4,674	N				
6/15/2018	18-191	TEMP TEN	550	N				
6/14/2017	17-190	TEMP TEN		N				
6/14/2017	17-188	TEMP TEN		N				
6/23/2015	15-218	TEMP TEN		N				
7/17/2006	06-221	REPAIR/R	10,000	C				
6/7/2001	01-146	ADDITION	9,484,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	MEAS+INSPCTD	8	RRC

Sign: VERIFICATION OF VISIT NOT DATA

