D6	42	025		1 of 1	Commercial	TOTAL ASSESSED:	12,292,300
Map	Page	Plot	Unit	CARD		!2865!	

Cohasset

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	COHASSET TOWN OF
Owner 2:	BOARD OF SELECTMEN
Owner 3:	
Street 1:	41 HIGHLAND AVE
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 14.882 Acres of land mainly classified as Impr, Educ with a(n) SCHOOL Building Built about 1997, Having Primarily BRICK VENR Exterior and Rubber Roof Cover, with 0 Units, 0 Baths, 48 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
934	11,099,200		14.882	1,193,100	12,292,300
Total Card	11,099,200		14.882	1,193,100	12,292,300
Total Parcel	11,099,200		14.882	1,193,100	12,292,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 137.12 | /Parcel: 137.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	OSGOOD SCHO
GIS Ref	
GIS Ref	
Insp Date	06/20/11

PREVIOUS ASSESSMENT

Parcel ID: D6-42-025

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	934	FV	11,099,200	0	14.882	1,193,100	12,292,300	12,292,300	Year End Roll	1/6/2020
2019	934	FV	11,099,200	0	14.882	1,193,100	12,292,300	12,292,300	Year End Roll	1/4/2019
2018	934	FV	11,099,200	0	14.882	1,193,100	12,292,300	12,292,300	Year End Roll	12/28/2017
2017	934	FV	11,936,600	0	14.882	1,136,200	13,072,800	13,072,800	Year End Roll	1/6/2017
2016	934	FV	11,936,600	0	14.882	1,136,200	13,072,800	13,072,800	Year End Roll	1/19/2016
2015	934	FV	11,936,600	0	14.882	1,136,200	13,072,800	13,072,800	Year End Roll	1/14/2015
2014	934	FV	11,936,600	0	14.882	1,136,200	13,072,800	13,072,800	Year End	2/3/2014
2013	934	FV	12,038,400	0	14.882	1,136,200	13,174,600	13,174,600	Year End	1/7/2013

PRINT

Date	Time
09/29/20	13:49:06

LAST REV

Date	Time
07/05/18	09:35:00
Mary	
2865	

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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COHASSET TOWN O	4651-365		3/5/1970	Intra-Corp		No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2018	18-193	TEMP TEN	2,000	N				
6/14/2017	17-189	TEMP TEN		N				

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2011	MEAS+INSPCTD	8	RRC

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Impr, Educ		3		Acres	Site		0	284,400.	1.002	R17	1.00								855,200						855,200	LAND-MISC L
934	Impr, Educ		11.882		Acres	Rear	0.1	0	284,400.	0.100	R17	1.00								337,924						337,900	

Total AC/HA:	14.88200	Total SF/SM:	648259.94	Parcel LUC:	934	Impr, Educ	Prime NB Desc:	284400	Total:	1,193,124	Spl Credit		Total:	1,193,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	58 - SCHOOL		
Sty Ht:	2 - 2 Story		
(Liv) Units:		Total:	0
Foundation:	1 - Concrete		
Frame:	3 - CONCRETE		
Prime Wall:	08 - BRICK VENR		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	13 - Rubber		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	AA+ - Superior (+)		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:			
Prim Floors:	14 - ASPHL TILE		
Sec Floors:	04 - CARPET	20	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	03 - FORCED H/W		
# Heat Sys:			
% Heated:	100	% AC:	80
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	24	Rating:	AVERAGE
A HBth:	24	Rating:	AVERAGE
OthrFix:	48	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.4	%

CALC SUMMARY

Basic $ / SQ:	70.00
Size Adj.:	0.81115472
Const Adj.:	1.04188859
Adj $ / SQ:	59.159
Other Features:	287778
Grade Factor:	2.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	12314966
Depreciation:	1280756
Depreciated Total:	11034210

COMMENTS

C/W 42/025.

RESIDENTIAL GRID

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:		HB	24

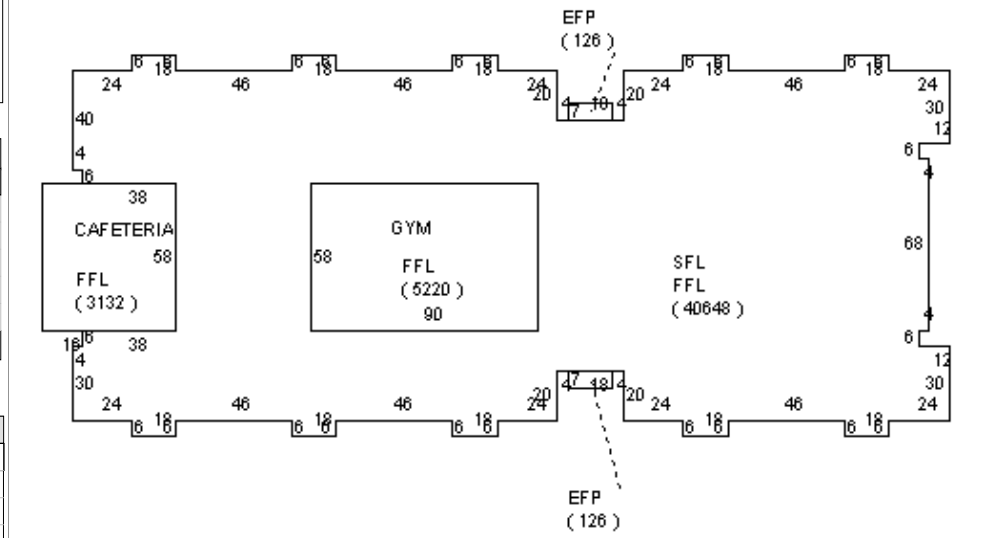
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.15
Special Features:	65000	Val/Su Net:	123.46
Final Total:	11099200	Val/Su SzAd	123.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	49,000	59.160	2,898,806
SFL	2ND FLOOR	40,648	59.160	2,404,707
EFP	ENCL PORCH	252	25.480	6,421

Net Sketched Area:	89,900			Total:	5,309,934
Size Ad	89648	Gross Are	89900	FinArea	89648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

D6-42-025

SPEC FEATURES/YARD ITEMS

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
61	ELEV-PAS	D	S	1	2	GD	GD	1997	40,250.00	T	19.2	934			65,000			65,000

More:	N	Total Yard Items:		Total Special Featues:	65,000	Total:	65,000