

1082 BROADWAY

Location 1082 BROADWAY

Mblu 78 / 22 /

Acct# 1010

Owner PROVIDENCE PROPERTIES
LLC

Assessment \$922,700

Appraisal \$922,700

PID 3360

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$606,900	\$315,800	\$922,700

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$606,900	\$315,800	\$922,700

Owner of Record

Owner PROVIDENCE PROPERTIES LLC

Sale Price \$750,000

Co-Owner

Certificate

Address 215 CHIEF JUSTICE CUSHING HIGHWAY
COHASSET, MA 02025

Book & Page 50927/0299

Sale Date 03/22/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PROVIDENCE PROPERTIES LLC	\$750,000		50927/0299	00	03/22/2019
1082 BROADWAY LLC	\$750,000		49006/0317	1G	10/03/2017
RIVERVIEW REALTY TRUST	\$1		18444/0023	1A	04/19/2000
KEANE MICHAEL F JR & CHRISTINE	\$255,000		13595/0149	UNKQ	05/25/1995
KING MARY E TRUSTEE	\$100		9672/0114	1F	03/29/1990

Building Information

Building 1 : Section 1

Year Built: 1789
Living Area: 4,041
Replacement Cost: \$653,646
Building Percent Good: 67
Replacement Cost Less Depreciation: \$437,900

Building Attributes

Field	Description
Style:	Antique
Model	Residential
Grade:	Average +20
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas/Propane
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building 2 : Section 1

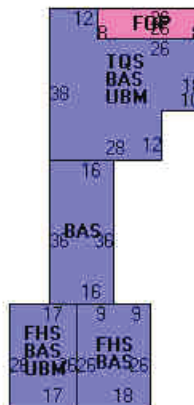
Year Built: 1789
Living Area: 2,930
Replacement Cost: \$287,676
Building Percent Good: 42
Replacement Cost Less Depreciation: \$120,800

Building Photo



(https://images.vgsi.com/photos/HanoverMAPhotos///0017/P1010329_1788)

Building Layout



(https://images.vgsi.com/photos/HanoverMAPhotos//Sketches/3360_4388)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,602	2,602
TQS	Three Quarter Story	1,116	893
FHS	Half Story, Finished	910	546
FOP	Porch, Open, Finished	208	0
UBM	Basement, Unfinished	1,558	0
		6,394	4,041

Building Attributes : Bldg 2 of 2

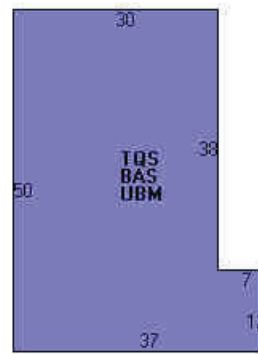
Field	Description
Style:	Commercial
Model	Commercial
Grade	Minimum
Stories:	1.75
Occupancy	1.00
Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	MX USE RETL M94
Total Rooms	4
Total Bedrms	00
Total Baths	0
1st Floor Use:	0322
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Comn Wall	10.00

Building Photo



(https://images.vgsi.com/photos/HanoverMAPhotos///0017/P1010330_178)

Building Layout



(https://images.vgsi.com/photos/HanoverMAPhotos//Sketches/3360_10011)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,584	1,584
TQS	Three Quarter Story	1,584	1,346
UBM	Basement, Unfinished	1,584	0
		4,752	2,930

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	4.00 UNITS	\$7,500	1
FPO	EXTRA FPL OPEN	2.00 UNITS	\$2,300	1
FPL3	2 STORY CHIM	1.00 UNITS	\$2,700	1

Land

Land Use

Use Code 0101
Description Single Family
Zone R
Neighborhood 50
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2.37
Frontage 0
Depth 0
Assessed Value \$315,800
Appraised Value \$315,800

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR5	W/LOFT GOOD			1534.00 S.F.	\$35,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$606,900	\$315,800	\$922,700
2023	\$606,900	\$315,800	\$922,700
2022	\$473,400	\$225,700	\$699,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$606,900	\$315,800	\$922,700
2023	\$606,900	\$315,800	\$922,700
2022	\$473,400	\$225,700	\$699,100