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	Book & Page	50927/0299
	COHASSET, MA 02025	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

1789
4.041
\$653.646
67
0.
\$437.900

FieldDescriptStyle:AntiqueModelResidentialGrade:Average +20Stories:1 1/2 StoriesOccupancy1Exterior Wall 1ClapboardExterior Wall 2Roof Structure:Roof Structure:Gable/HipRoof CoverWood ShingleInterior Wall 2Interior Wall 2Interior Fir 1Pine/Soft WoodInterior Fir 2Hot WaterHeat FuelGas/PropaneHeat Type:CentralTotal Bedrooms:3 BedroomsTotal Bthrms:2Total Half Baths:0Total Rooms:8 RoomsBath Style:AverageKitchen Style:ModernCndtnNum ParkFireplacesInterior	Building Attributes				
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Total Rooms: 8 Rooms Bath Style: Average Kitchen Style: Modern Cndtn					
Bath Style: Average Kitchen Style: Modern Cndtn Image: Constraint of the style of the st					
Kitchen Style: Modern Cndtn					
Cndtn Num Park					
Num Park					
Fireplaces					
1					
Fndtn Cndtn					
Basement					

Building 2 : Section 1

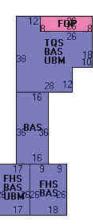
Year Built:	1789
Living Area:	2,930
Replacement Cost:	\$287,676
Building Percent Good:	42
Replacement Cost	
Less Depreciation:	\$120,800

Building Photo



(https://images.vgsi.com/photos/HanoverMAPhotos///0017/P1010329_178!

Building Layout



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

Building Sub-Areas (sq ft)			<u>Legend</u>
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

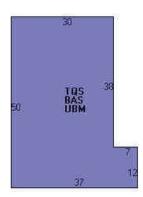
Building Attributes : Bldg 2 of 2				
Field Description				
Style:	Commercial			
Model	Commercial			
Grade	Minimum			
Stories:	1.75			
Occupancy	1.00			
Exterior Wall 1	Clapboard			
Exterior Wall 2	Wood Shingle			
Roof Structure	Gable/Hip			
Roof Cover	Asph/F Gls/Cmp			
Interior Wall 1	Plastered			
Interior Wall 2				
Interior Floor 1	Pine/Soft Wood			
Interior Floor 2	Carpet			
Heating Fuel	Oil			
Heating Type	Hot Water			
АС Туре	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_1786

Building Layout



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

Building Sub-Areas (sq ft)			
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 Leger				
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		Land Line Valua	Land Line Valuation	
Use Code	0101	Size (Acres)	2.37	
Description	Single Family	Frontage	0	
Zone	R	Depth	0	
Neighborhood	50	Assessed Value	\$315,800	
Alt Land Appr	No	Appraised Value	\$315,800	
Category				

Outbuildings

Outbuildings							
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				

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