

104 CEDARWOOD ROAD

Location 104 CEDARWOOD ROAD

Mblu 9 / / 82 / /

Acct# 1010

Owner MACTAVISH TINA

Assessment \$580,400

Appraisal \$580,400

PID 1290

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$274,200	\$306,200	\$580,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$274,200	\$306,200	\$580,400

Owner of Record

Owner MACTAVISH TINA
Co-Owner
Address 104 CEDARWOOD ROAD
HANOVER, MA 02339

Sale Price \$1
Certificate
Book & Page 42171/0338
Sale Date 06/07/2013
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MACTAVISH TINA	\$1		42171/0338	1A	06/07/2013
CUGNO SALVATORE ROSALIA & TINA P	\$170,000		6749/0039		05/05/1986

Building Information

Building 1 : Section 1

Year Built: 1975
Living Area: 1,184
Replacement Cost: \$341,185
Building Percent Good: 77
Replacement Cost
Less Depreciation: \$262,700

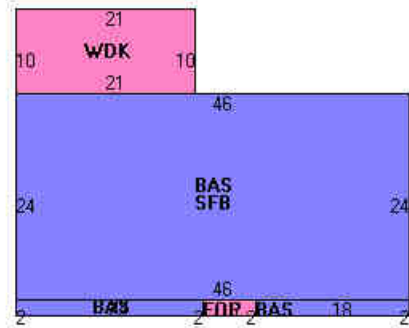
Building Attributes	
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Brick Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/HanoverMAPhotos/A000002\91.jpg>)

Building Layout



(https://images.vgsi.com/photos/HanoverMAPhotos/Sketches/1290_1675.j)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,184	1,184
FOP	Porch, Open, Finished	12	0
SFB	Base, Semi-Finished	1,104	0
WDK	Deck, Wood	210	0
		2,510	1,184

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$2,200	1
FPO	EXTRA FPL OPEN	1.00 UNITS	\$1,300	1

Land

Land Use

Use Code 1010
Description Single Family
Zone
Neighborhood 50
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.12
Frontage 0
Depth 0
Assessed Value \$306,200
Appraised Value \$306,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			576.00 S.F.	\$8,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$274,200	\$306,200	\$580,400
2023	\$274,200	\$306,200	\$580,400
2022	\$230,000	\$255,300	\$485,300

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$274,200	\$306,200	\$580,400
2023	\$274,200	\$306,200	\$580,400
2022	\$230,000	\$255,300	\$485,300