

Key: 2976

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.883

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COAN RICHARD B JR & ANDREA J 5 COTTONTAIL WAY SCITUATE, MA 02066				14-2-13-0				5 COTTONTAIL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COAN RICHARD B JR & ANDRE				12/07/1999	A	219,000	18107-127				
COAN RICHARD B & CECILIA				01/01/1968	XX		3349-182				
PAGE FLORENCE A AND LOTTA				01/01/1965	XX		3142-242				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
99-595	12/03/1999	4	DEMO				100	100
99-597	12/03/1999	1	NEW CONST				100	100
89-384	07/01/1989	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,731	NS	1.00	100	1.00	100	1.00	R03	0.85		327,890

DETACHED

TOTAL	25,731 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	327,900	315,600
Inf1	FACTOR 100		BUILDING	721,800	670,700		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
TOTAL			1,050,600	987,100			

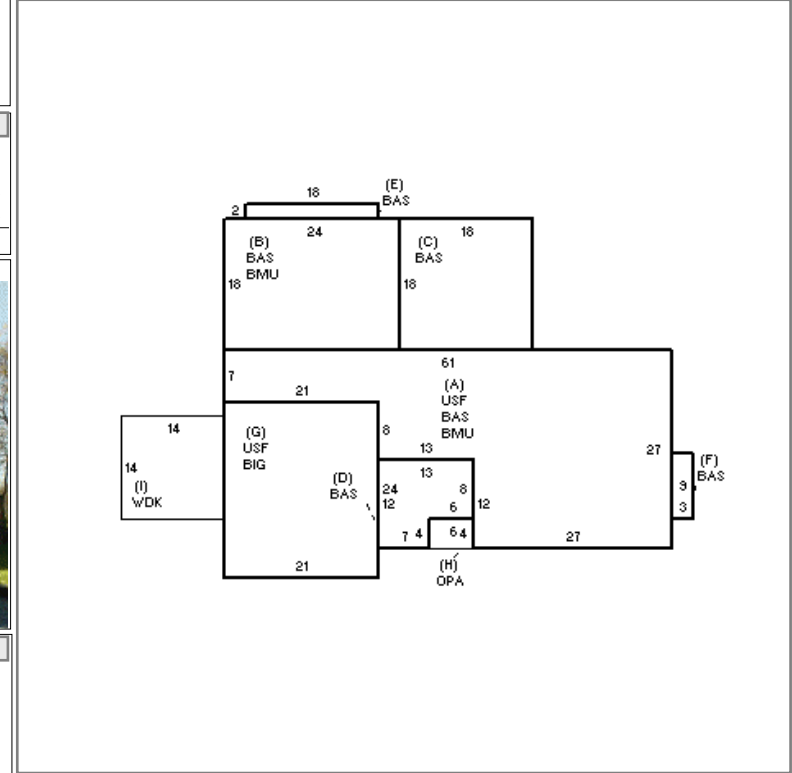
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	2000	300	1.10	300
S/V	A	1.00	SV 1.00 GAZEBO	2000	500	1.10	600



BLDG COMMENTS
FY12 FR- CONV TO COLONIAL

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	913,693
NET AREA	3,597	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,503		51.18	76,919		
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,575	2000	206.01	324,473		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,022	2000	226.54	458,065		
				ROOF COVER	1	ASPH SHINGLES	1.00	G	BIG	N	BUILT-IN GARAGE	504		53.87	27,151		
				FLOOR COVER	99	N/A	1.00	H	OPA	N	OPEN PORCH	24		61.80	1,483		
				INT FINISH	99	N/A	1.00	I	WDK	N	WOOD DECK	196		46.08	9,031		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP	1		8,737.20	8,737		
				FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$721,800