

Key: 309

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 296

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CORBIN JOHN D & CRAIG WANDA 77 CEDAR ST SCITUATE, MA 02066				23-1-36-A				77 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORBIN JOHN D & CRAIG WAN				09/23/2011	A	400,000	40352-107				
CORBIN ROBERT J & JEAN TR				12/04/2003	A	1	27156-110				
CORBIN ROBERT J & JEAN				01/01/1963	QS		2942-336				

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	%
23-0067	01/19/2023	3	ALTERATIONS	15,000	05/31/2023	NC	100	100
16-285	05/31/2016	3	ALTERATIONS	15,000	08/09/2016	SJ	100	100
12-008		3	ALTERATIONS	5,000	07/09/2012	SJ	100	100
11-497	08/11/2011	7	OTHERS	10,000	07/09/2012	SJ	100	100
02-482	08/27/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	3,562	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	59,950

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TOTAL	4.480 Acres		ZONING	FRNT	243	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		N O T E	IN M17...REMOVED INFL3 (FY12)		LAND	403,400	369,700
Infl1	FACTOR 100			BUILDING	353,700	298,300		
Infl2	PHY 100			DETACHED	3,600	3,500		
				OTHER	0	0		
				TOTAL	760,700	671,500		

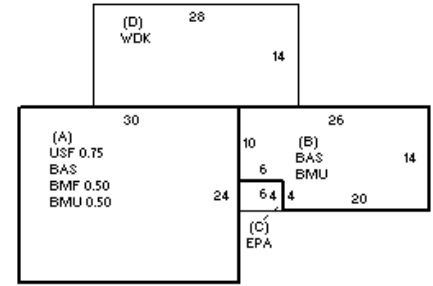
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1986	400	1.10	400
SHF	+	1.10	10 0.90 14 X 20	2011	280	12.74	3,200

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2012	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	6/27/2023	NC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,419
NET AREA	1,600	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	700		46.39	32,476	CONDITION ELEM	CD
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	360		65.13	23,446	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,060	1960	236.52	250,709	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	540	1960	215.09	116,147	KITCHEN	G
				FLOOR COVER	25	COMB	1.00	C	EPA	N	ENCLOSED PORCH	24		90.21	2,165	BATHS	G
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	392		38.40	15,053	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	1		2,491.00	2,491	ELECT	U
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1997 / 25
STORIES	1.75	1.00	COND	22 22 %
ROOMS	6	1.00	FUNC	0
BEDROOMS	3	1.00	ECON	0
BATHROOMS	1	1.00	DEPR	22 % GD 78
# 1/2 BATHS	0	1.00	RCNLD	\$353,700
TOT FIXTURES	3	\$2,693		
# UNITS	1	1.00		



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