

Key: 4329

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.100

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COHEN MICHAEL B & EGE BERG CHRISTOPHER				40-12-8-0				79 MARION RD			
79 MARION RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				COHEN MICHAEL B & DUBEAU DANIEL J & MONICA				06/27/2012	QS	490,500	(117636)
				MOORE JAMES F & JOANNE M				07/09/2010	QS	520,000	(114880)
								09/30/1993	A	58,000	(85282)

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	%
10-283	06/28/2010	7	OTHERS		07/14/2010	SJ	100	100
93-583	09/30/1993	2	ADDITIONS	30,000	07/14/2010	SJ	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,898	OS 1.00	100	1.00	440,000	3.61	100	1.00	R08		361,000

TOTAL	9,888 SF	ZONING		FRNT	183	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	361,000	328,200
Inf1	FACTOR 100		LAND	397,400	353,600			
Inf2	PHY 100		DETACHED	1,000	1,000			
			OTHER	0	0			
						TOTAL	759,400	682,800

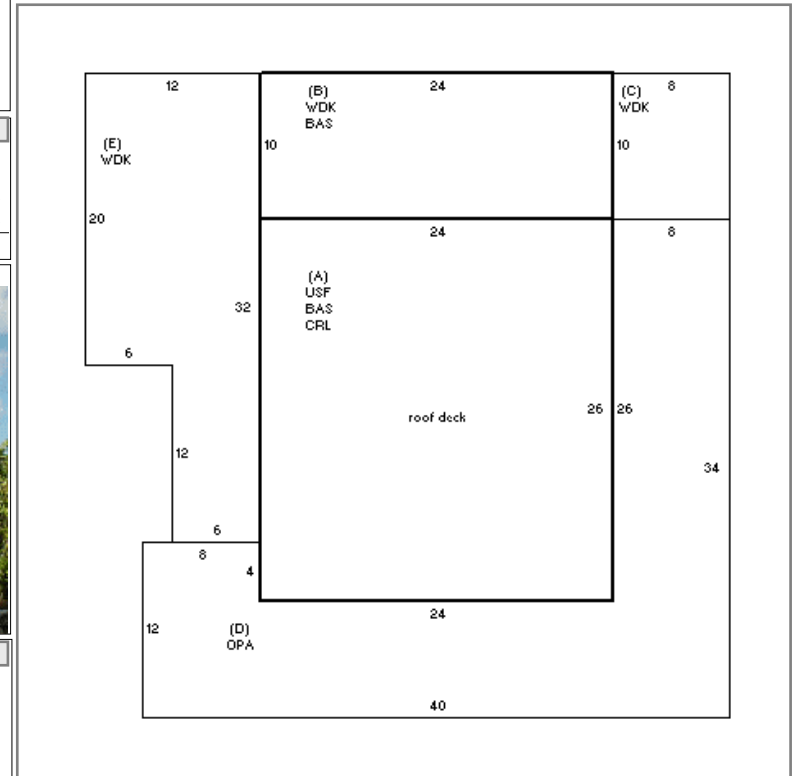
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		80	15.97	1,000



BLDG COMMENTS

FY12 FR- VG TO PLUS ROOF DECK

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/16/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,488	DETAIL ADJ	1.248
\$NLA(RCN)	\$342	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$6,589	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	624		13.58	8,472
A	USF	L	UPPER STORY FIN	624	1925	267.64	167,008
+	BAS	L	BASE AREA	864	1925	294.31	254,280
+	WDK	N	WOOD DECK	632		42.24	26,696
D	OPA	N	OPEN PORCH	560		56.65	31,724
	WDK	N	WOOD DECK	144		42.24	6,083
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	509,446
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1998 / 24
COND	21 21%
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$397,400