

Key: 4465

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.232

LEGAL

LAND

DETACHED

BUILDING

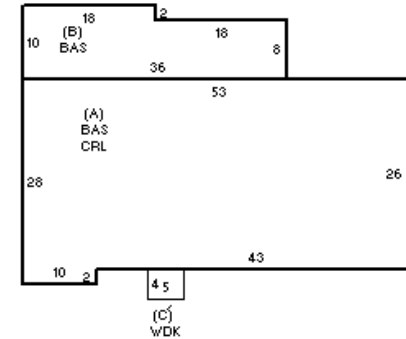
CURRENT OWNER				PARCEL ID				LOCATION			
COHAN DAVID M & MARYANN H				39-17-3-B				22 MINOT LIGHT AV			
22 MINOT LIGHT AVE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				COHAN DAVID M & MARYANN H				11/02/2001	F	100	20835-144
				HANKARD FRANCIS R & COHAN				10/15/1998	XX		16705-161
				COHAN DAVID M & MARYANN H				06/24/1997	QS	156,000	15267-274

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	%
20-849	11/25/2020	3	ALTERATIONS	1,914	08/01/2021	JD	100	100
20-746	11/03/2020	3	ALTERATIONS	15,240	08/01/2021	JD	100	100
87-288	06/08/1987	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	206	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Infl1	FACTOR 100		BUILDING	227,600	202,500		
Infl2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
			TOTAL	590,500	532,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	16 X 12	192	12.38	1,700



BUILDING	CD	ADJ	DESC	MEASURE	8/1/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2021	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	2/24/2022	JD
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
NET AREA	1,722	DETAIL ADJ	0.867	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	1,398		9.67	13,522
\$NLA(RCN)	\$194	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,722	1960	179.84	309,683
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	20		38.40	768
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				FLOOR COVER	34	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	334,722	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			U
EFF.YR/AGE	1971 / 51		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD			\$227,600