

Key: 5203

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.947

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CURRAN MARY S TR & JEAN SMITH 62 COBB LN SCITUATE, MA 02066				45-2-15-0				11 TICHNOR PL			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CURRAN MARY S TR & CURRAN SUSAN MARY & CURRAN SUSAN B TR				11/17/2014	F	1	44950-281				
				09/09/2009	F	1	37698-317				
				08/27/1981	QS		5045-148				

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	%
11-123	03/22/2011	3	ALTERATIONS	2,800	07/19/2011	SJ	100	100
92-793	10/01/1992	3	ALTERATIONS				100	100
92-709	09/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,890	HBR 1.00	100	1.00	100	1.00	506,000	3.30	100	1.00	R03 1.15	417,340

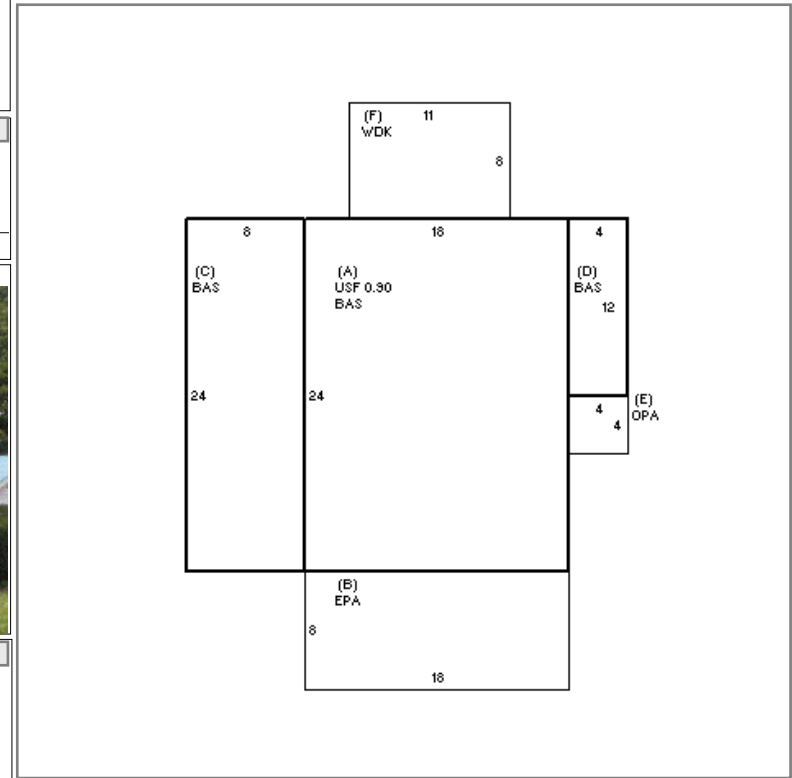
TOTAL	10,890 SF	ZONING	HARBOR	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	417,300	379,400			
Inf1	FACTOR 100		BUILDING	106,500	100,100			
Inf2	PHY 100		DETACHED	7,000	6,700			
			OTHER	0	0			
			TOTAL	530,800	486,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40		350	46.48	6,500
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/8/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
---------------	--



YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	295,862	
NET AREA	1,061	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	672	1915	267.23	179,577	CONDITION ELEM	CD	
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	389	1915	243.02	94,533	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	144		90.20	12,989	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	16		51.50	824	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	F	WDK	N	WOOD DECK	88		38.40	3,379	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.9	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$4,560															
# UNITS		1	1.00															
																	EFF.YR/AGE	1952 / 70
																	COND	64 64 %
																	FUNC	0
																	ECON	0
																	DEPR	64 % GD 36
																	RCNLD	\$106,500