

Key: 6678

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.375

LEGALS

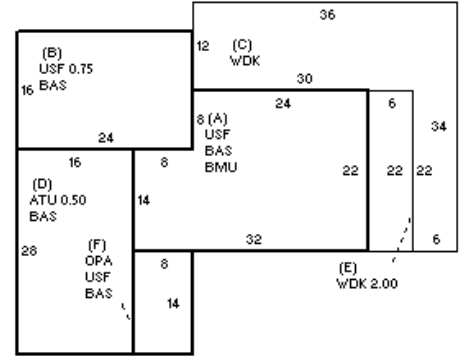
CURRENT OWNER				PARCEL ID				LOCATION				
COMEAU CHRISTOPHER & KATHERINE 9 BASSIN LANE SCITUATE, MA 02066				60-1-30-0				9 BASSIN LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COMEAU CHRISTOPHER & KATH				07/01/1994	QS	192,000	12995-147					
MEYERS RALPH & LIZETTE W				01/01/1958	XX		2567-312					
COFFIN JOHN R				01/01/1934	XX		1644-524					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,576 CLF	1.00	100	1.00	990,000	1.67	100	1.00	WV5	2.25	858,200

LAND

TOTAL	22,576 SF	ZONING		FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE land area corrected FY20	LAND	858,200	797,500			
Inf1	FACTOR 100		BUILDING	294,900	277,000			
Inf2	PHY 100		DETACHED	2,300	2,200			
			OTHER	0	0			
TOTAL				1,155,400	1,076,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500
PTD	V	1.50	10 0.90		140	14.22	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/3/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	819,184	
NET AREA	2,624	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	640		65.68	42,032			
\$NLA(RCN)	\$312	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,040	1900	252.31	262,400			
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,584	1900	277.45	439,475		
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	828		46.08	38,154				
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	D	ATU	N	ATTIC UNF	224		44.40	9,946				
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	112		61.80	6,922				
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1			9,886.80	9,887				
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	9	\$10,368																
# UNITS	1	1.00																
																EFF.YR/AGE	1952 / 70	
																COND	64 64 %	
																FUNC	0	
																ECON	0	
																DEPR	64 % GD 36	
																RCNLD	\$294,900	