

Key: 6739

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.435

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CURRENT OWNER				PARCEL ID				LOCATION			
CARNELL CHRISTOPHER & SHERI E 74 COBB LN SCITUATE, MA 02066				60-2A-1-0				74 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CARNELL CHRISTOPHER & SHE				11/14/2019	F	100 51944-286					
CARNELL CHRISTOPHER R TR				09/05/2017	F	1 48891-43					
CARNELL CHRISTOPHER R &				08/11/2014	QS	450,000 44624-209					

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	%
22-0272	03/15/2022	2	ADDITIONS	197,000	07/28/2022	JD	100	75
22-0272	03/15/2022	2	ADDITIONS	197,000	05/11/2023	JD	100	100
16-22	01/19/2016	3	ALTERATIONS	14,000	08/08/2016	SJ	100	100
14-672	10/06/2014	3	ALTERATIONS	30,000	08/13/2015	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	CLF	1.00	100	1.00	100	1.00	R06	1.30		492,000

TOTAL	20,500 SF	ZONING	FRNT	267	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	492,000	447,300
Inf1	FACTOR 100		BUILDING	598,500	391,600		
Inf2	PHY 100		DETACHED	1,300	1,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,091,800</b>	<b>840,200</b>

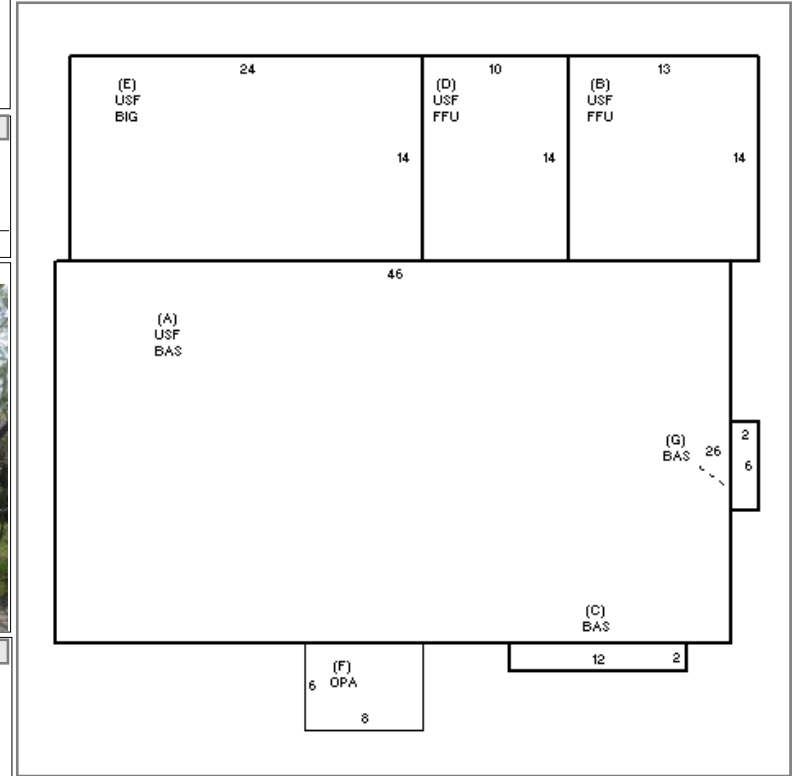
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X15		120	13.93	1,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/28/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/11/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	617,060
NET AREA	3,086	DETAIL ADJ	1.020	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,220	1966	189.86	231,628	CONDITION ELEM	CD
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,196	1966	172.66	206,497	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	FFU	N	FIRST FL UNFIN	322		77.55	24,970	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	658	2022	172.66	113,608	KITCHEN	V
				FLOOR COVER	34	COMB	1.00	E	BIG	N	BUILT-IN GARAGE	336		50.47	16,958	BATHS	V
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	48		51.50	2,472	HEAT	U
				HEATING/COOLING	2	HOT WATER	1.02	G	BAS	L	BASE AREA	12	2022	189.83	2,278	ELECT	U
				FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	1		11,305.00	11,305		



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