

Key: 6763

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.459

LEGAL

LAND

DETACHED

BUILDING

G

CURRENT OWNER				PARCEL ID				LOCATION			
TRINGALE JAMES J TR & KATHLEEN M TR 66 COBB LN SCITUATE, MA 02066				60-2A-3-0				66 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TRINGALE JAMES J TR & KATHLEEN				11/29/2017	F	49237-111	1				
TRINGALE JAMES J & KATHLEEN				03/24/2000	F	18378-95					
TRINGALE JAMES J & KATHLEEN				01/01/1979	XX	4553-461					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
17-228	04/24/2017	2	ADDITIONS	6,907	08/22/2017	SJ	100
99-227	05/20/1999	3	ALTERATIONS				100
97-335	06/20/1997	3	ALTERATIONS				100
93-510	09/02/1993	3	ALTERATIONS				100
		6	CYCL GROWTH				100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,700	CLF 1.00	100	1.00	572,000	1.54	100	1.00	R06	1.30	499,680

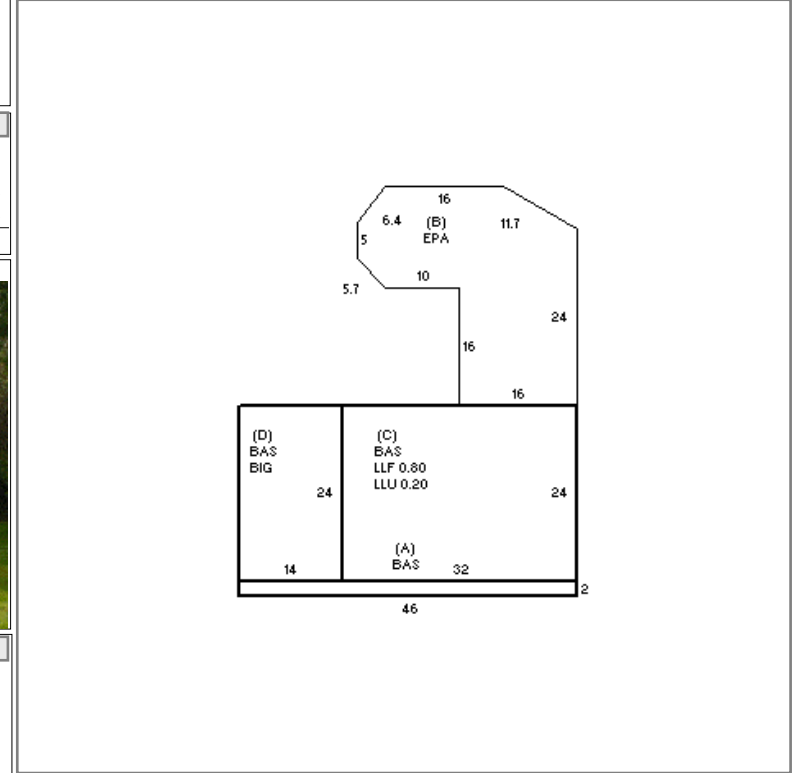
TOTAL	24,700 SF	ZONING	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	499,700	454,300		
Inf1	FACTOR 100		BUILDING	321,100	289,500		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
<b>TOTAL</b>			<b>TOTAL</b>	<b>821,400</b>	<b>744,400</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING	CD	ADJ	DESC	MEASURE	10/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/1/2009	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	428,128
NET AREA	1,810	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,196	1967	206.20	246,616		
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	EPA	N	ENCLOSED PORCH	628		90.20	56,646		
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	154		59.86	9,219		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	LLF	L	LOWER LEVEL FIN	614	1967	142.23	87,328		
				FLOOR COVER	34	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	336		50.47	16,958		
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ	MEASURE	10/1/2009	PL
STORIES	1	1.00	LIST	10/1/2009	EST
ROOMS	8	1.00	REVIEW	3/14/2011	ER
BEDROOMS	4	1.00			
BATHROOMS	1	1.00			
# 1/2 BATHS	1	1.00			
TOT FIXTURES	5	\$4,080			
# UNITS	1	1.00			

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$321,100