

Key: 6764

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.460

LEGAL

LAND

DETACHED

BUILDING

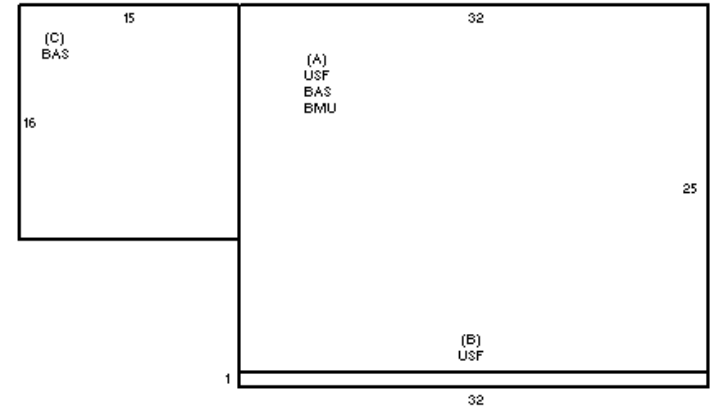
| CURRENT OWNER  |  | PARCEL ID  | LOCATION   |            |
|--|--|------------|------------|------------|
| SMITH WILLIAM G & JEAN C<br>62 COBB LANE<br>SCITUATE, MA 02066 |  | 60-2A-4-0  | 62 COBB LN |            |
| TRANSFER HISTORY   |  | DOS        | T          | SALE PRICE |
| SMITH WILLIAM G & JEAN C                                       |  | 01/01/1966 | QS         | 3220-422   |
| BLANCHARD EUGENE & JANE M                                      |  | 01/01/1955 | XX         | 2331-56    |

| 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 %  |
|        |        |               |      |        |       |    |        |

| CD  | T | AC/SF/UN | Ngh      | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,400   | CLF 1.00 | 100  | 1.00 | 572,000  | 1.84 | 100  | 1.00 | R06 | 1.30       | 491,830   |

| TOTAL | 20,386 SF  | ZONING | FRNT     | 122     | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | CLIFFS     | NOTE   |          |         | LAND     | 491,800 | 447,100  |
| Inf1  | FACTOR 100 |        | BUILDING | 316,000 | 293,700  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 400     | 300      |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        |          |         | TOTAL    | 808,200 | 741,100  |

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  |    | 30    | 17.03     | 400   |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/1/2009 | PL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/1/2009 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/14/2011 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS  
FY12 QUALITY CHANGE FROM GOOD TO AVG PER FIELD REVIEW.

| YEAR BLT   | 1965  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 427,064    |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA   | 1,872 | DETAIL ADJ | 1.020 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 800   |      | 50.52     | 40,416  | CONDITION ELEM | CD         |            |
| \$NLA(RCN) | \$228 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | USF | L | UPPER STORY FIN | 832   | 1965 | 189.28    | 157,478 | EXTERIOR       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,040 | 1965 | 208.14    | 216,461 | INTERIOR       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   | FPL | O | FIREPLACE       | 1     |      | 7,813.00  | 7,813   | KITCHEN        |            |            |
|            |       |            |       | FLOOR COVER     | 34 | COMB           | 1.00 |   |     |   |                 |       |      |           |         | BATHS          |            |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         | ELECT          |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 1985 / 37  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | COND       | 26 26 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | DEPR       | 26 % GD 74 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | RCNLD      | \$316,000  |