

Key: 6768

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.464

LEGAL

LAND

DETAILED

BUILDING

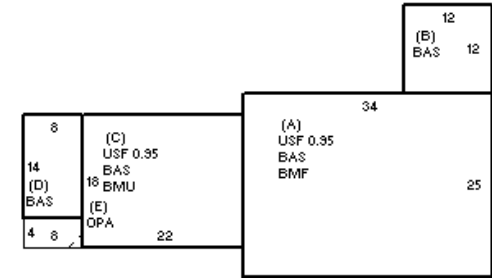
CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN DANIEL T & ALYSIA 56 COBB LN SCITUATE, MA 02066				60-2A-5-0				56 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN DANIEL T & ALYSIA				08/27/2018	QS	910,000	50214-309				
DEVINE HERBERT J & KELLY				09/22/2010	QS	590,000	39008-304				
BURGESS FRANK & JULIE				02/27/2004	A	465,000	27632-46				

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	%
12-199	04/10/2012	2	ADDITIONS	108,000	08/30/2012	SJ	100	100
12-199	04/10/2012	2	ADDITIONS	108,000	08/27/2013	SJ	100	100
95-248	05/01/1995	3	ALTERATIONS				100	100
93-14	01/08/1993	2	ADDITIONS				100	100

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	129	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	491,800	447,100
Inf1	FACTOR 100		BUILDING	679,900	611,400		
Inf2	PHY 100		DETACHED	8,100	7,300		
			OTHER	0	0		
			TOTAL	1,179,800	1,065,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400
S/V	A	1.00	SV 1.00	IPV	1979	7,000	1.10



BUILDING	CD	ADJ	DESC	MEASURE	10/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/1/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/12/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [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	708,279			
NET AREA	2,686	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	850		68.72	58,408	CONDITION ELEM	CD			
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	808	1966	215.54	174,155	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	994	1966	237.01	235,593	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BMU	N	BSMT UNFINISHED	396		48.95	19,384	KITCHEN	V			
				FLOOR COVER	34	COMB	1.00	C	USF	L	UPPER STORY FIN	376	2012	215.54	81,043	BATHS	V			
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	508	2012	237.02	120,404	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	32		56.65	1,813	ELECT	U			
				FUEL SOURCE	1	OIL	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594					
																		EFF.YR/AGE	2018 / 4	
																		COND	4 4 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	4 % GD 96	
																		RCNLD	\$679,900	