

Key: 6769

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.465

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LANE JAMES L & CAROL P TR 52 COBB LN SCITUATE, MA 02066				60-2A-6-0				52 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LANE JAMES L & CAROL P TR				02/03/2012	F	1 40935-151		3652-282			
LANE JAMES L & CAROL				01/01/1972	QS			3630-419			
ANTHONY JOHN J				01/01/1971	XX						

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 %
21-1090	08/02/2021	3	ALTERATIONS	11,280	07/27/2022	JD	100 100

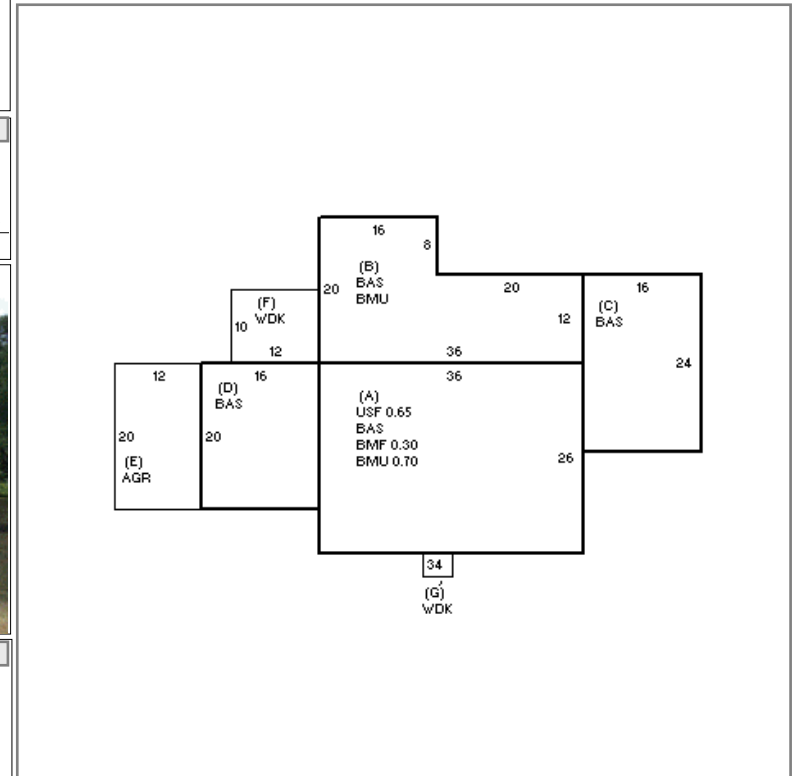
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,300	CLF 1.00	100	1.00	572,000	1.84	100	1.00	R06	1.30	491,630

TOTAL	20,299 SF	ZONING	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	491,600	446,900		
Inf1	FACTOR 100		BUILDING	510,000	453,500		
Inf2	PHY 100		DETACHED	17,000	16,200		
			OTHER	0	0		
			TOTAL	1,018,600	916,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70	1988	512	37.28	13,400
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	689,153		
NET AREA	2,808	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,215		42.69	51,868	CONDITION ELEM	CD		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	281		59.93	16,840	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	608	1969	194.65	118,350	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,200	1969	214.05	470,907	KITCHEN	A		
				FLOOR COVER	34	COMB	1.00	E	AGR	N	ATT GARAGE	240		56.05	13,452	BATHS	A		
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	132		38.40	5,069	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 10P	1		7,281.00	7,281	ELECT	U			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$510,000