

Key: 6770

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.466

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NEWHALL RICHARD S & KATHLEEN A 46 COBB LANE SCITUATE, MA 02066				60-2A-7-0				46 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEWHALL RICHARD S & KATHL				06/01/1983	QS	95,000	5382-213				
PINTER RUDOLPH J JR & NAN				02/17/1981	XX		4954-164				
HOFFMAN RICHARD W				01/01/1968	XX		3434-11				

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	%
07-463	08/10/2007	3	ALTERATIONS	22,800	08/05/2007	SJ	100	100

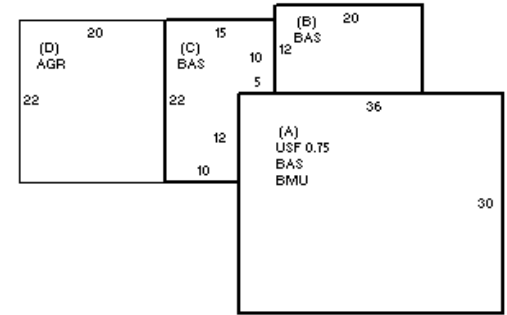
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,200	CLF 1.00	100	1.00	100	1.00	572,000	1.85	100	1.00	R06 1.30	491,430

TOTAL	20,212 SF	ZONING	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	491,400	446,800		
Infl1	FACTOR 100		BUILDING	450,700	406,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	942,100	853,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/13/2015	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

LOADING

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	2,400	DETAIL ADJ	1.122
\$NLA(RCN)	\$250	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,386
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,080		46.14	49,833
A	USF	L	UPPER STORY FIN	810	1968	199.39	161,503
+	BAS	L	BASE AREA	1,590	1968	219.25	348,610
D	AGR	N	ATT GARAGE	440		45.60	20,064
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	600,916
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	\$450,700