

Key: 6774

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.470

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN KATHLEEN TR 38 COBB LN SCITUATE, MA 02066				60-2A-9-0				38 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DONOVAN KATHLEEN TR				12/16/2021	F	1 56185-103					
DONOVAN MICHAEL F & KATHL				06/01/1988	QS	218,000 8489-67					
CARPENTER JOEL R AND MARY				07/22/1985	XX	6211-113					

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	%
03-724/29	11/25/2003	3	ALTERATIONS	6,500	09/14/2004	SJ	100	100

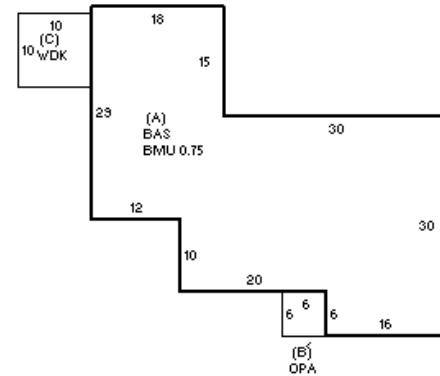
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,200	CLF 1.00	100	1.00	100	1.00		R06	1.30		491,430

TOTAL	20,200 SF	ZONING		FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE		LAND	491,400	446,800		
Inf1	FACTOR 100		BUILDING	247,200	222,900			
Inf2	PHY 100		DETACHED	1,500	1,400			
			OTHER	0	0			
				TOTAL	740,100	671,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		120	13.93	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/2/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/2/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,617	
NET AREA	1,398	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,049		46.52	48,800	CONDITION ELEM	CD	
\$NLA(RCN)	\$236	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,398	1971	188.61	263,680	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	36		51.50	1,854	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	100		38.40	3,840	KITCHEN		
				FLOOR COVER	14	COMB	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS		
				INT FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1990 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$247,200