

Key: 6775

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.471

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KEELER SCOTT N & ALEXANDRA C 32 COBB LN SCITUATE, MA 02066				60-2A-10-0				32 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KEELER SCOTT N & ALEXANDR				11/18/2021	QS	900,000		56034-17			
MAHONEY CHRISTOPHER S				01/04/2016	QS	492,500		46456-153			
SULLIVAN MAURA T				03/13/2014	H	400,000		44142-24			

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	%
16-643	10/24/2016	3	ALTERATIONS	4,500	07/28/2022	JD	100	100
16-643	10/24/2016	3	ALTERATIONS	4,500	08/22/2017	SJ	100	50
16-643	10/24/2016	3	ALTERATIONS	4,500	08/28/2018	JD	100	100
		2	ADDITIONS				100	100

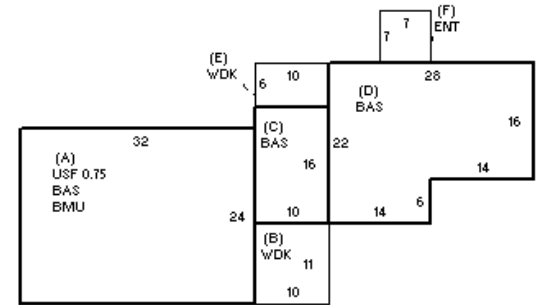
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,830	CLF	1.00	100	1.00	100	1.00	R06	1.30		501,680

TOTAL	25,830 SF	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	501,700	456,100
Inf1	FACTOR 100		BUILDING	394,500	351,100		
Inf2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
			TOTAL		897,100	808,100	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10	2003	80	15.97	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/28/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/28/2018	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

G

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	512,279															
NET AREA	2,036	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349																	
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1963	204.98	118,067																	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	170		38.40	6,528																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,460	1963	225.40	329,086																	
				FLOOR COVER	34	COMB	1.00	F	ENT	N	ENCLOSED ENTRY	49		97.69	4,787																	
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	2	GAS	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>G</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>U</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	G	INTERIOR	G	KITCHEN	G	BATHS	G	HEAT	A	ELECT	U	
CONDITION ELEM	CD																															
EXTERIOR	G																															
INTERIOR	G																															
KITCHEN	G																															
BATHS	G																															
HEAT	A																															
ELECT	U																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1994 / 28</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>24</td> <td>24 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>23</td> <td>% GD 77</td> </tr> </tbody> </table>														EFF.YR/AGE	1994 / 28		COND	24	24 %	FUNC	0		ECON	0		DEPR	23	% GD 77
EFF.YR/AGE	1994 / 28																															
COND	24	24 %																														
FUNC	0																															
ECON	0																															
DEPR	23	% GD 77																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$394,500</td> </tr> </thead> </table>														RCNLD	\$394,500													
RCNLD	\$394,500																															