Key: 6778

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,474

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SKEIBER KEVIN T & LAURA M **S/O SKEIBER KEVIN T & LAURA M** **35 COBB LN** **SCITUATE, MA 02066**	**60-2A-11-0**	**35 COBB LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SKEIBER KEVIN T & LAURA M	04/06/2023	F	100	57802-299
SKEIBER KEVIN T & LAURA M	07/18/1997	QS	212,000	15323-296
SHIELDS HAZEL N	01/01/1966	XX		3208-422

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	%
21-1162	08/16/2021	2	ADDITIONS	90,800	07/28/2022	JD	100	100
00-192	05/10/2000	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,800	CLF 1.00	100 1.00	100 1.00	572,000	1.66	100 1.00	R06 1.30			496,250

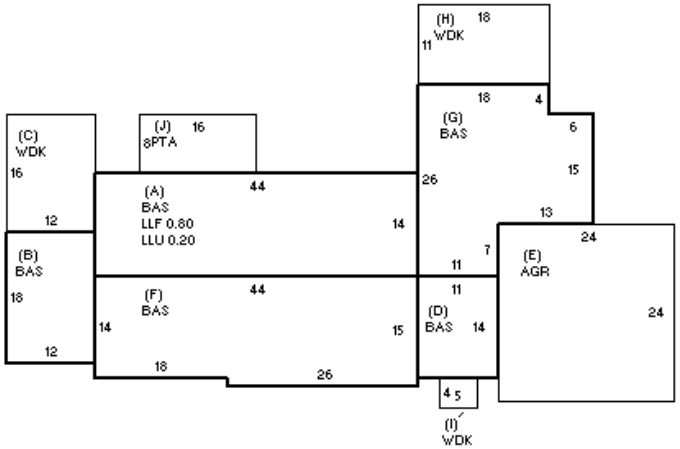
TOTAL	22,782 SF	ZONING		FRNT	277
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	496,300	451,100
BUILDING	427,100	380,200
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**924,500**	**832,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	14 X 8		112	14.21	1,100

PHOTO 07/28/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/28/2022	JD
LIST	7/28/2022	EST
REVIEW	3/14/2011	ER

BLDG COMMENTS

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,630	DETAIL ADJ	1.000
$NLA(RCN)	$206	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$8,800
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	123		55.57	6,835
A	LLF	L	LOWER LEVEL FIN	493	1959	132.02	65,087
+	BAS	L	BASE AREA	1,628	1959	191.41	311,610
+	WDK	N	WOOD DECK	410		38.40	15,744
E	AGR	N	ATT GARAGE	576		42.64	24,563
G	BAS	L	BASE AREA	509	2021	191.41	97,426
J	PTA	N	PATIO	128		14.90	1,907
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	ODS	O	OUT DOOR SHOWER	1		1,342.00	1,342

TOTAL RCN	540,595

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$427,100