

Key: 6797

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.494

LEGAL

LAND

DETACHED

BUILDING

INDING

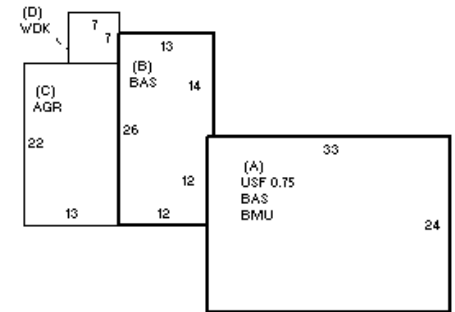
CURRENT OWNER				PARCEL ID				LOCATION			
HOSEA IRWIN H & BETSEY C 55 COBB LN SCITUATE, MA 02066				60-2A-32-0				55 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOSEA IRWIN H & BETSEY C				04/05/2007	QS	537,900	34347-151				
BAGDONAS JANET				01/01/1977	QS		4170-607				
MEYRICK CHARLES R AND PAT				01/01/1969	QS	24,500	3454-103				

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	%
01-578	10/15/2001	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	CLF 1.00	100	1.00	100	1.00	572,000	1.87	100	1.00	R06 1.30	491,060

TOTAL	19,994 SF	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	491,100	446,400		
Infl1	FACTOR 100		BUILDING	342,300	308,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	833,400	755,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/2/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/2/2010	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%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	456.363	
NET AREA	1,712	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	792		50.69	40,145	CONDITION ELEM	CD	
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	594	1968	212.08	125,973	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,118	1968	233.21	260,725	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	286		52.35	14,971	KITCHEN		
				FLOOR COVER	34	COMB	1.00	D	WDK	N	WOOD DECK	49		38.41	1,882	BATHS		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	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	\$342,300