

Key: 6828

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.525

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CURRENT OWNER				PARCEL ID				LOCATION			
LONG JAMES & CHELSEA 86 COBB LN SCITUATE, MA 02066				60-2A-22-0				86 COBB LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LONG JAMES & CHELSEA				08/13/2020	QS	585,000	53245-196				
BURKE PATRICIA E TRS				06/28/2004	A		28539-88				
MCARDLE THOMAS & MURIEL				01/01/1969	QS	26,000	3491-560				

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	%
		7	OTHERS				100	100

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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,000	CLF 1.00	100	1.00	572,000	1.37	100	1.00	R06	1.30	505,450

TOTAL	28,000 SF	ZONING	NOT E	FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS			LAND		505,500	459,500	
Infl1	FACTOR 100			BUILDING		301,400	272,000	
Infl2	PHY 100			DETACHED		8,000	7,700	
				OTHER		0	0	
				<b>TOTAL</b>		<b>814,900</b>	<b>739,200</b>	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10 X 8		80	15.97	900
APR	A	1.00	10 0.90 28 X 14		392	20.20	7,100



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	8/16/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/16/2021	EST
STYLE	2	1.00	RAISED RANCH [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
NET AREA	2,062	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$206	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				UNITS	ADJ		
STORIES	1	1.00		ROOF SHAPE	2	HIP	1.00
ROOMS	8	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
BEDROOMS	3	1.00		FLOOR COVER	34	COMB	1.00
BATHROOMS	2	1.00		INT FINISH	1	PLASTER	1.00
# 1/2 BATHS	0	1.00		HEATING/COOLING	2	HOT WATER	1.02
TOT FIXTURES	6	\$4,896		FUEL SOURCE	2	GAS	1.00
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	154		58.62	9,027
A	LLF	L	LOWER LEVEL FIN	614	1968	139.26	85,506
B	ASH	N	ATT SHED	252		18.56	4,678
+	WDK	N	WOOD DECK	98		38.40	3,763
+	BAS	L	BASE AREA	1,448	1968	201.90	292,351
E	BIG	N	BUILT-IN GARAGE	336		50.47	16,958
F11	O		FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	424,460
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	1975 / 47
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$301,400

