Key: 6829

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,526

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OCWEN LOAN SERVICING, LLC **1661 WORTHINGTON RD** **SUITE 100** **WEST PALM BEACH, FL 33409**	**60-2A-23-0**	**82 COBB LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OCWEN LOAN SERVICING, LLC	11/16/2017	F	100	49184-334
82 COBB LANE LLC	05/12/2017	F	10	48417-312
PALMER NATHANIEL GREGORY	05/09/2017	L	400,000	48400-179

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

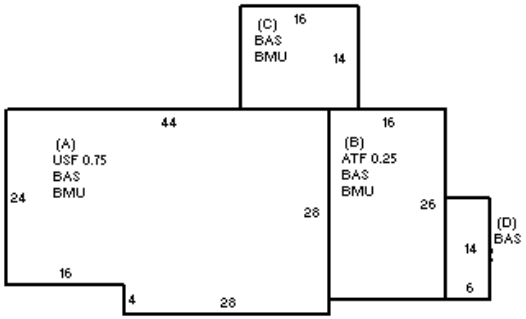
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		1	NEW CONST		03/29/2004	PJB	100	100
02-542	09/17/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,800	CLF 1.00	100 1.00	100 1.00	572,000	1.38	100 1.00	R06 1.30			505,080

TOTAL	27,791 SF	ZONING		FRNT	301
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	505,100	459,200
BUILDING	493,600	444,800
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**999,900**	**905,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80		2002	100	14.74	1,200

PHOTO 10/09/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/3/2010	PL
LIST	12/3/2010	EST
REVIEW	3/14/2011	ER

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	2,872	DETAIL ADJ	1.089
$NLA(RCN)	$229	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,227
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,808		41.13	74,366
A	USF	L	UPPER STORY FIN	876	1972	188.51	165,136
B	ATF	L	ATTIC FINISH	104	1972	133.93	13,929
+	BAS	L	BASE AREA	1,892	1972	207.29	392,200
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	658,139

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$493,600