

Key: 6940

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.633

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COX BRIAN N & DEBORAH C S/O COX BRIAN N & DEBORAH C TR 48 MOORLAND RD SCITUATE, MA 02066				64-6-34-0				48 MOORLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COX BRIAN N & DEBORAH C T				05/31/2023	F		57961-75				
COX BRIAN N & DEBORAH C				04/29/2016	QS	560,000	46864-182				
BRESNAHAN RICHARD				05/23/2011	F	1	39957-347				

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	%
20-413	07/22/2020	3	ALTERATIONS	91,000	03/25/2021	JD	100	100
12-343	06/20/2012	7	OTHERS	3,630	06/17/2013	SJ	100	100
08-558	11/04/2008	3	ALTERATIONS	6,230	08/26/2009	SJ	100	100
97-577	10/02/1997	3	ALTERATIONS				100	100

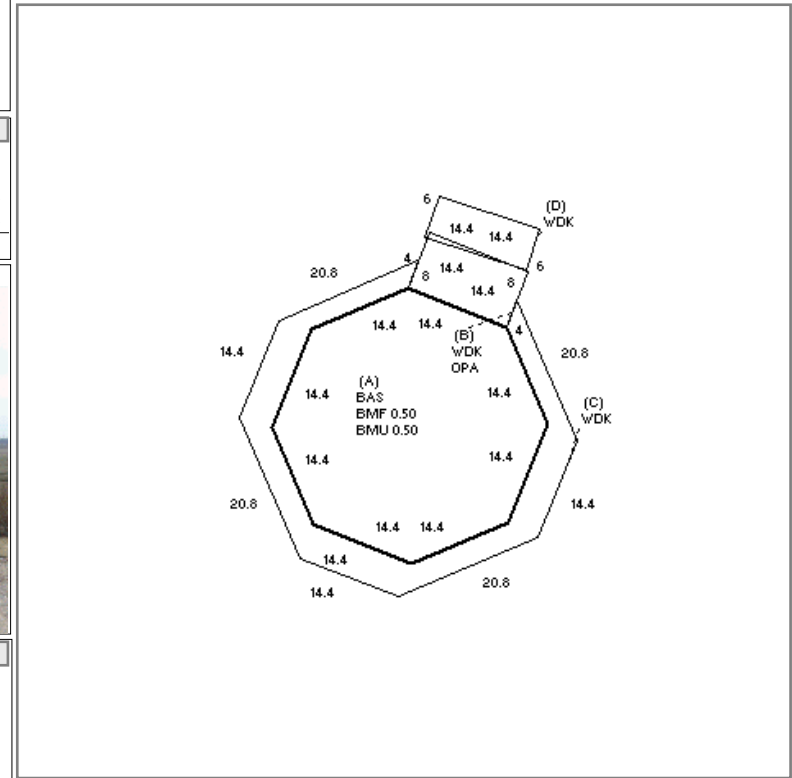
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,748 CLF	1.00	100	1.00	792,000	3.34	100	1.00	R09	1.80	652,740

TOTAL	10,748 SF	ZONING		FRNT	193	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	652,700	560,400			
Inf1	FACTOR 100		BUILDING	265,000	235,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	917,700	796,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/25/2021	JD
MODEL	1		RESIDENTIAL	LIST	3/25/2021	EST
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	319,245				
NET AREA	1,001	DETAIL ADJ	0.918	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	501		47.11	23,602	CONDITION ELEM	CD				
\$NLA(RCN)	\$319	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	501		66.13	33,133	EXTERIOR	G				
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	1,001	1976	219.06	219,277	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	115		51.50	5,923	KITCHEN	V				
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	629		38.40	24,154	BATHS	V				
				INT FINISH	2	DRYWALL	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	V				
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A				
				FUEL SOURCE	2	GAS	1.00									ELECT	A				
																		EFF.YR/AGE	2005 / 17		
																		COND	17 17 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	17	% GD	83
																		RCNLD	\$265,000		