

Key: 7584

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.258

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
COHN A RICHARD & PETER J SR TR 30 BISHOPS FOREST DR WALTHAM, MA 02452				72-9-1-0				20 NEWTON ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COHN A RICHARD & PETER J				10/25/2004	A		1 (106318)					
COHN AR, & AM MCMANAMA J				10/25/2004	H		(106317)					
COHN AR & AM & COHN AR &				10/25/2004	A		1 (D575344)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,800	HUM 1.00	100	1.00	748,000	2.83	100	1.00	WF7	1.70	622,800

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	%
19-110	02/14/2019	3	ALTERATIONS	65,000	06/25/2019	JD	100	0
19-110	02/14/2019	3	ALTERATIONS	65,000	08/13/2020	JD	100	100
05-273	11/01/2005	3	ALTERATIONS	4,000	09/07/2006	SJ	100	100
92-147	03/02/1992	3	ALTERATIONS				100	100

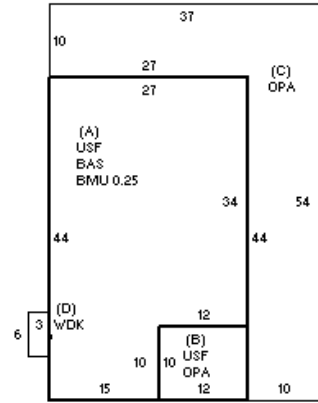
TOTAL	12,807 SF	ZONING		FRNT	160	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	622,800	532,900
Inf1	FACTOR 100					BUILDING	428,700	381,300
Inf2	PHY 100					DETACHED	15,200	14,400
						OTHER	0	0
						<b>TOTAL</b>	<b>1,066,700</b>	<b>928,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70	20 X 23	460	47.13	15,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/25/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/13/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	669,836		
NET AREA	2,256	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	267		69.46	18,547	CONDITION ELEM	CD		
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,068	1927	270.87	289,285	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,188	1927	246.32	292,632	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	930		56.65	52,685	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	18		42.23	760	BATHS	A		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04		ODS	O	OUT DOOR SHOWER	1		1,842.50	1,843	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$428,700