

Key: 893

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 826

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COCHRAN DAVID J & ANDREA M 140 FIRST PARISH ROAD SCITUATE, MA 02066				49-2-4-0				140 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COCHRAN DAVID J & ANDREA				11/02/2000	QS	189,000	19037-52				
COCHRAN JOHN T JR				06/07/1989	QS	164,000	9181-205				
COCHRAN JOHN T & RUTH T				01/01/1963	QS	2955-283					

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	%
05-212	05/05/2005	3	ALTERATIONS	5,000	07/12/2005	SJ	100	100
02-220	05/01/2002	3	ALTERATIONS				100	100

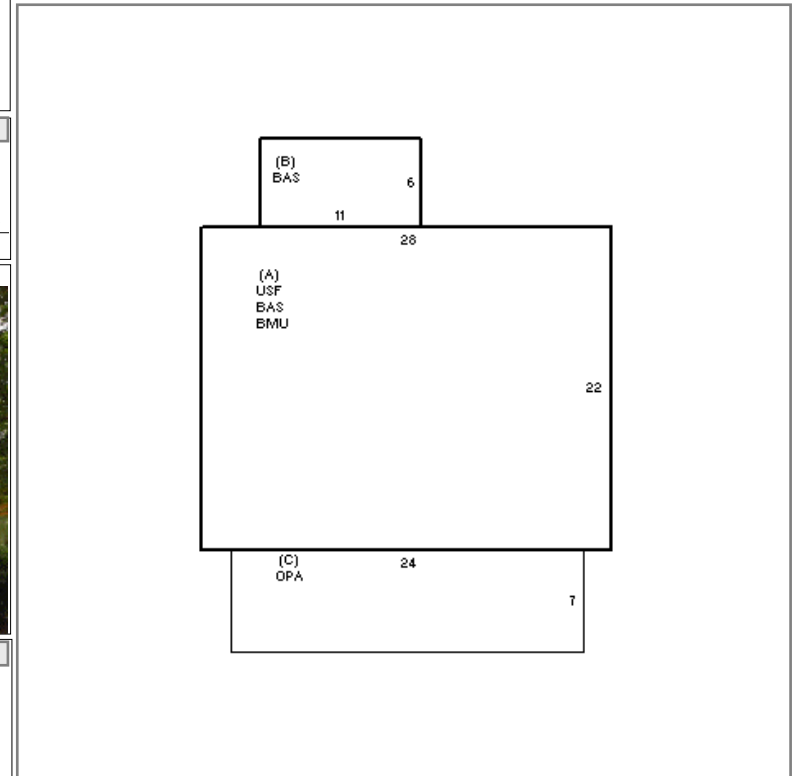
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,600	SC 1.00	100	1.00	396,000	2.00	100	1.00	R02	0.90	338,100

TOTAL	18,600 SF	ZONING	FRNT 95	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	338,100	324,400
Infl1	FACTOR 100			BUILDING	141,100	132,500
Infl2	PHY 100			DETACHED	15,700	15,000
				OTHER	0	0
				TOTAL	494,900	471,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 GARAGE	1976	484	46.43	15,700

PHOTO 10/01/2003

BLDG COMMENTS
OTHER FIX=WATER CLOSET



BUILDING	CD	ADJ	DESC	MEASURE	7/29/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/29/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	391,868		
NET AREA	1,298	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	616		55.53	34,206	CONDITION ELEM	CD		
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	616	1928	246.61	151,910	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	682	1928	271.18	184,944	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	168		51.50	8,652	KITCHEN			
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS			
				INT FINISH	99	N/A	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64%
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$141,100