

Key: 10887

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.408

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN GARRETT S & MORGAN 360 C J CUSHING WAY SCITUATE, MA 02066				48-1-1-D				360 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLAHAN GARRETT S & MORG				08/22/2018	QS	550,000	50196-296				
DUANE JON E & DANIELLE M				07/08/2014	QS	386,500	44508-207				
MCLAUGHLIN PETER J				04/18/1997	H	160,000	15106-318				

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	%
97-185	04/25/1997	3	ALTERATIONS				100	100
94-554	11/03/1994	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R01	0.85	343,430
300	A	1.392	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	23,430

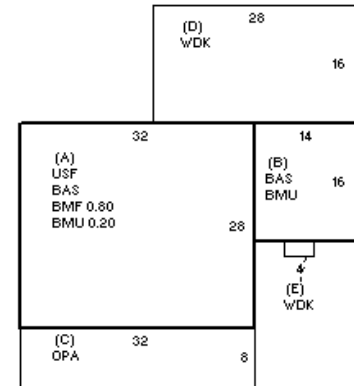
DETAILED

TOTAL	2.310 Acres		ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	366,900	315,000
Infl1	FACTOR 100			BUILDING	414,900	383,700		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL		781,800	698,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/3/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,016	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	1.00		FLOOR COVER	13	COMB	1.00
BEDROOMS	2	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00
TOT FIXTURES	8	\$6,528					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	403		45.72	18,425
A	BMF	N	BSMT FINISH-SEP	717		64.18	46,019
+	BAS	L	BASE AREA	1,120	1982	205.34	229,981
A	USF	L	UPPER STORY FIN	896	1982	186.74	167,315
C	OPA	N	OPEN PORCH	256		51.50	13,184
+	WDK	N	WOOD DECK	456		38.40	17,510
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	512,183
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	18 18%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$414,900