

Key: 10888

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.409

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
GAFFNEY CHARLES & MARYANNE 354 C J CUSHING WAY SCITUATE, MA 02066				48-1-1-E				354 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GAFFNEY CHARLES & MARYANN				10/26/1993	D	54,000	12325-277				

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	%
03-589	09/26/2003	2	ADDITIONS	93,000	09/27/2004	SJ	100	100
93-636	10/01/1993	1	NEW CONST				100	100

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	1,202	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	20,230

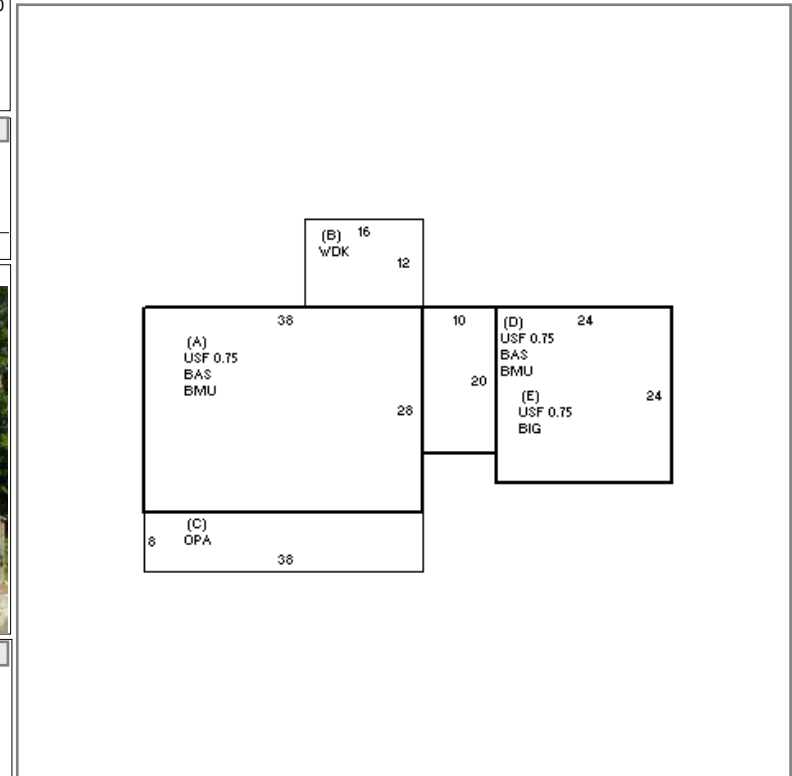
TOTAL	2.120 Acres		ZONING	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE .REMOVED INFL3 (FY12)			LAND	363,700	312,100
Infl1	FACTOR 100			BUILDING	578,700	514,800		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
					TOTAL	942,400	826,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/12/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	732,589
NET AREA	2,644	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,264		48.76	61,639		
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,064	1994	237.53	252,737		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	798	1994	216.01	172,378		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	192		42.24	8,110		
				FLOOR COVER	13	COMB	1.00	C	OPA	N	OPEN PORCH	304		56.65	17,222		
				INT FINISH	2	DRYWALL	1.00	D	BAS	L	BASE AREA	200	2004	237.53	47,507		
				HEATING/COOLING	2	HOT WATER	1.02	+	USF	L	UPPER STORY FIN	582	2004	216.01	125,719		
				FUEL SOURCE	99	N/A	1.00	E	BIG	N	BUILT-IN GARAGE	576		52.63	30,316		
									F21	O	FPL 2S 1OP	1		9,062.90	9,063		



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$7,899
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$578,700