

Key: 10889

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.410

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MCGRATH MICHAEL & COOKE CATHY 346 C J CUSHING WAY SCITUATE, MA 02066		48-1-1-F		346 C J CUSHING WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCGRATH MICHAEL & COOKE C		10/18/2019	QS	550,000	51812-140
LUNNY DANIEL H & DIANA L		06/18/2010	F	1	38636-308
LUNNY DANIEL H & DIANA L		10/15/1997	QS	270,000	15559-252

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 %
94-53	03/01/1994	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	1,682	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	28,310

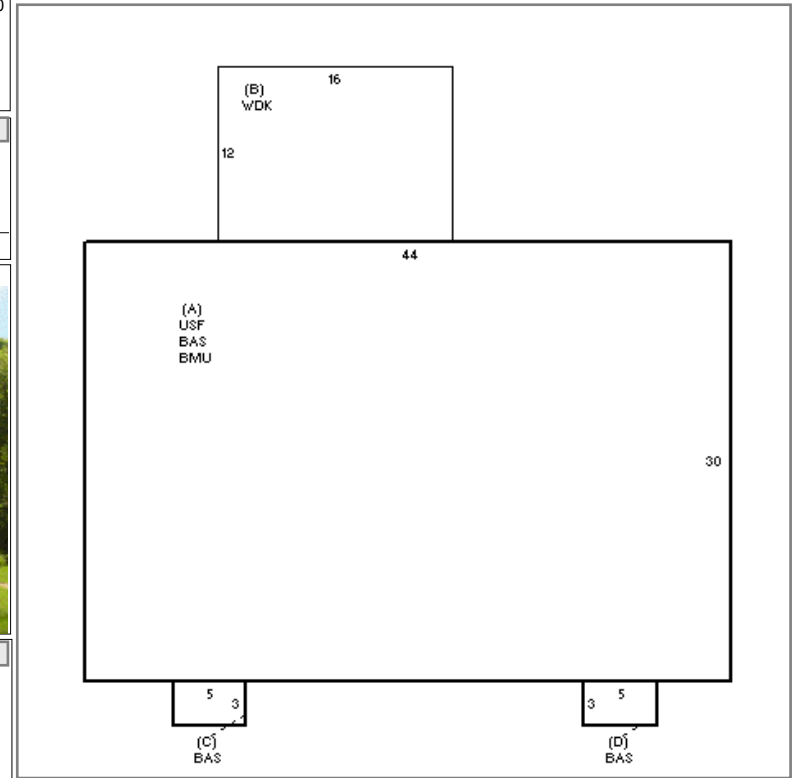
TOTAL	2.600 Acres	ZONING	REMOVED INFL3 (FY12)	FRNT	328	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE				LAND	371,700	319,400
Infl1	FACTOR 100					BUILDING	454,400	421,900
Infl2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	826,100	741,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	7/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/21/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/8/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	2,670	DETAIL ADJ	1.040
\$NLA(RCN)	\$221	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$6,656	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,320		43.87	57,906
A	USF	L	UPPER STORY FIN	1,320	1994	181.82	240,007
B	WDK	N	WOOD DECK	192		38.40	7,373
+	BAS	L	BASE AREA	1,350	1994	199.94	269,918
	F21	O	FPL 2S 10P	1		8,239.00	8,239

TOTAL RCN	590,099
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1994 / 28
COND	24 24 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$454,400