

Key: 10912

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.430

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION					
CAVANAUGH BRENDAN M & MICHELLE E				52-2-2-H				92 WATCH HILL DR					
92 WATCH HILL DR SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				CAVANAUGH BRENDAN M & GIANINO JOHN A & AMY P				10/28/2005	QS	973,800	31621-182		
				WEBB GREGORY C TRUSTEE				09/03/1997	D	390,000	15454-7		
								04/07/1997	XX		15079-104		

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 %
02-586	10/03/2002	7	OTHERS		09/20/2006		100 100
97-131	04/01/1997	3	ALTERATIONS				100 100
		1	NEW CONST				100 100

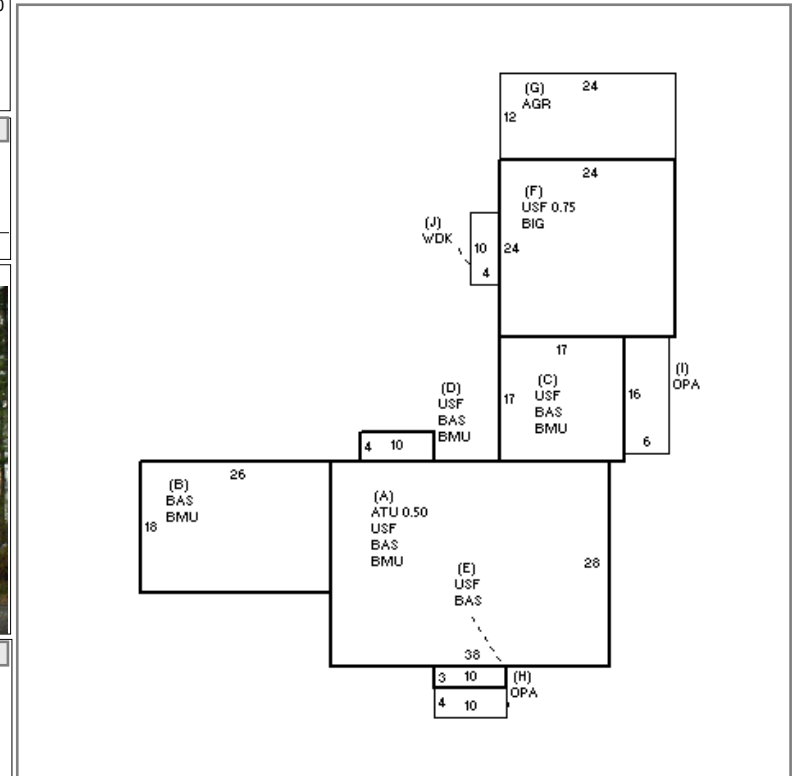
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	1,872	WS 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	37,070

TOTAL	2.790 Acres	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE .REMOVED INFL3 (FY12)			LAND	441,100	402,900
Infl1	FACTOR 100		BUILDING	796,100	738,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,237,200	1,141,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM EXC TO GD PER FIELD REVIEW.



DETACHED

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	3/1/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,746	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES	2.5	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	9	ADJ	1.00	FLOOR COVER	13	COMB	1.00
BEDROOMS	4		1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	1		1.00	FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	9		\$8,986				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,861		49.11	91,385
+	USF	L	UPPER STORY FIN	1,855	1997	209.10	387,875
A	ATU	N	ATTIC UNF	532		44.40	23,621
+	BAS	L	BASE AREA	1,891	1997	229.93	434,798
F	BIG	N	BUILT-IN GARAGE	576		49.26	28,373
G	AGR	N	ATT GARAGE	288		47.36	13,640
+	OPA	N	OPEN PORCH	136		61.80	8,405
J	WDK	N	WOOD DECK	40		46.08	1,843
F11	O	O	FPL 1S 1OP	1		8,737.20	8,737

TOTAL RCN	1,007,663
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	\$796,100