

Key: 10960

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.474

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE HISTORICAL SOCIETY PO BOX 276 SCITUATE, MA 02066				37-1-21-0				43 CUDWORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCITUATE HISTORICAL SOCIE SCITUATE HISTORICAL SOCIE					QS XX		- N/A-N/A				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9560	100	LIBRARIES, MUSEUMS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-324	06/14/2016	3	ALTERATIONS	135,000	07/14/2017	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	20,250	C04 1.00	100	1.00	100	1.00	341,615	1.66	100	1.00	C04 0.85	264,050

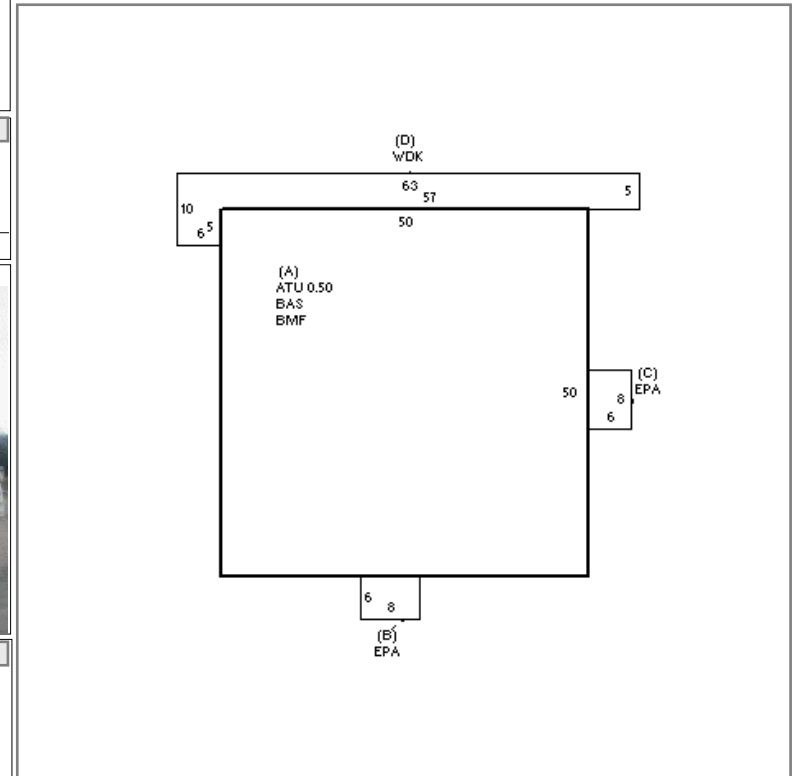
TOTAL	20,255 SF	ZONING	FRNT	133	ASSESSED	CURRENT	PREVIOUS
Ngh	4	NOTE	LAND	264,100	252,700		
Inf1	FACTOR 100		BUILDING	328,200	313,000		
Inf2	PHY 100		DETACHED	2,100	2,000		
			OTHER	0	0		
			TOTAL	594,400	567,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		1,220	3.40	2,100

PHOTO 09/27/2018

BLDG COMMENTS
HISTORICAL SOCIETY/KATHLEEN LAIDLAW CENTER



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/27/2018	TCK
MODEL	5		CIM-5	LIST	9/27/2018	EST
STYLE	71	0.60	CLUB/LODGE/HALL [100%]	REVIEW	10/10/2018	MR
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	5,000	DETAIL ADJ	0.585
\$NLA(RCN)	\$89	OVERALL	1.000

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	5,000	DETAIL ADJ	0.585	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$89	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100		1.00	FLOOR COVER	2	SOFTWOOD	0.95
% AIR COND	100		1.03	INT. FINISH	1	PLASTER	1.04
% SPRINKLER	0		1.00	HEATING/COOL	1	FORCED AIR	1.00
				FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	L	BSMT FIN-SEP	2,500	1920	54.45	136,126
A	BAS	L	BASE AREA	2,500	1920	101.56	253,897
A	ATU	N	ATTIC UNF	1,250		33.00	41,250
+	EPA	N	ENCL PORCH	96		40.70	3,907
D	WDK	N	WOOD DECK	345		24.20	8,349

TOTAL RCN	443,529	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	1991 / 31	
COND	26 26 %	
FUNC	0	
ECON	0	
DEPR	26 % GD	74
RCNLD	\$328,200	