

Key: 1447

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.394

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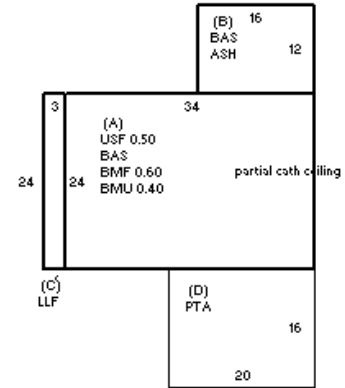
CURRENT OWNER				PARCEL ID				LOCATION				
O'CONNELL DIANE L & EDWARDS JEREMY 730 C J CUSHING WAY SCITUATE, MA 02066				25-2-5-G				730 C J CUSHING WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				O'CONNELL DIANE L & O'CONNELL DIANE L FRASER JAMES B & ULICHNY				08/03/2020 06/20/2019 10/05/2006	F QS F	10 495,000 100	(130549) (128671) (109687)	
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	1,132	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	19,050

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 %
00-375	08/11/2000	7	OTHERS		09/10/2023	JD	100 100
92-275	04/13/1992	3	ALTERATIONS				100 100
		3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100
		6	CYCL GROWTH				100 100

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TOTAL	2.050 Acres	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	LOT 11 ON ASSESSORS MAPS IS INCL IN DEED AS PARCEL TWO:		LAND	362,500	311,100
Infl1	FACTOR 100		BUILDING	359,000	293,600		
Infl2	PHY 100		DETACHED	2,000	1,900		
			OTHER	0	0		
			TOTAL	723,500	606,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 SHED 12X20	2000	240	11.87	2,000



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BUILDING	CD	ADJ	DESC	MEASURE	4/13/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/13/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/10/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
mls	

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,440			
NET AREA	1,488	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	326		50.18	16,360	CONDITION ELEM	CD			
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	490		70.45	34,519	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,008	1985	245.25	247,217	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	408	1985	223.03	90,997	KITCHEN	A			
				FLOOR COVER	24	COMB	1.00	B	ASH	N	ATT SHED	192		20.88	4,008	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	C	LLF	L	LOWER LEVEL FIN	72	1985	169.17	12,180	HEAT	U			
				HEATING/COOLING	11	HW/COOL AIR	1.04	D	PTA	N	PATIO	320		14.90	4,768	ELECT	U			
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 10P	1		8,239.00	8,239						
																		EFF.YR/AGE	2006 / 16	
																		COND	16 16%	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$359,000	