

Key: 1480

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.427

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN CHARLES H & KIMBERLY 385 C J CUSHING WAY SCITUATE, MA 02066				47-2-29-0				385 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLAHAN CHARLES H & KIMB				04/25/2008	QS	801,000	35892-83				
DONATO CHRISTOPHER				11/30/2006	QS	1,000,000	33760-33				
LOUISON DOUGLAS I				04/13/2005	F	1	30341-232				

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	%
16-180	04/15/2016	7	OTHERS	40,000	07/26/2016	SJ	100	70
		1	NEW CONST		09/06/2006	SJ	100	100
		4	DEMO		07/18/2005	SJ	100	100
05-131	03/31/2005	1	NEW CONST	388,000	07/18/2005	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	5,832	WS 1.00	100	1.00	5,049	0.86	W30	0.30	R01	0.85	25,460

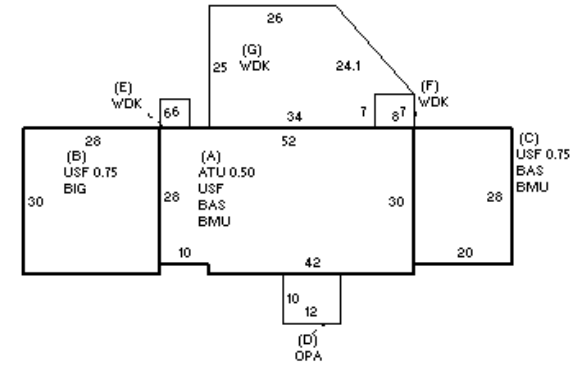
DETACHED

TOTAL	6.750 Acres	ZONING	DEED FILED UNDER THREE. IN M48...	FRNT	467	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	368,900	316,800		
Inf1	FACTOR 100			BUILDING	1,038,100	973,600		
Inf2	PHY 100			DETACHED	26,100	24,800		
				OTHER	0	0		
				<b>TOTAL</b>	<b>1,433,100</b>	<b>1,315,200</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBL	+	1.10	30 0.70 1.5S/B /UC	2016	840	44.40	26,100



BLDG COMMENTS	OTHER FIX=SHOWER & BIDET
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/6/2013	SJ
MODEL	1		RESIDENTIAL	LIST	3/6/2012	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,250,738		
NET AREA	4,690	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,100		48.09	100,999	CONDITION ELEM	CD		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,100	2005	224.93	472,357	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,590	2005	204.55	529,788	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	770		44.40	34,188	KITCHEN			
				FLOOR COVER	99	N/A	1.00	B	BIG	N	BUILT-IN GARAGE	840		49.48	41,562	BATHS			
				INT FINISH	99	N/A	1.00	D	OPA	N	OPEN PORCH	120		61.80	7,416	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	942		46.08	43,408	ELECT			
				FUEL SOURCE	99	N/A	1.00		F31	O	FPL 3S 1OP	1		11,036.40	11,036				
																	EFF.YR/AGE	2005 / 17	
																	COND	17 17 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	17 % GD 83	
																	RCNLD	\$1,038,100	