

Key: 1505

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.452

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CURRENT OWNER				PARCEL ID				LOCATION			
CRAFT JOHN E & JOAN D 27 KATHYS PTH SCITUATE, MA 02066				13-1-20-E				27 KATHYS PTH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CRAFT JOHN E & JOAN D				03/25/2020	U	428,125	52522-341				
COUGHLIN RICHARD A &				01/02/2014	F	100	43978-331				
COUGHLIN RICHARD A & BARB				11/01/1979	QS		4747-375				

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	%
565	09/01/1988	2	ADDITIONS				100	100

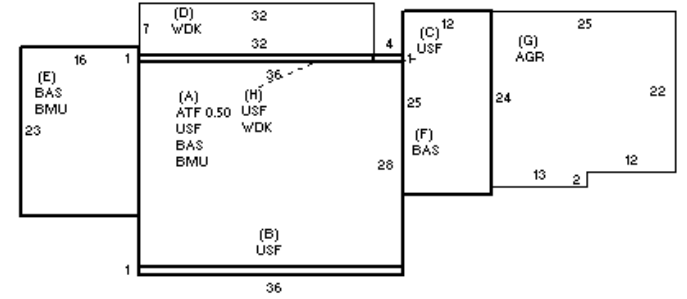
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	NS 1.00	100	1.00	440,000	1.87	100	1.00	R04	1.00	377,740

TOTAL	20,000 SF	ZONING	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	377,700	343,400
Infl1	FACTOR 100		BUILDING	560,700	526,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>938,400</b>	<b>870,200</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	8/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/16/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,260	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2.5	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	9	1.00		FLOOR COVER	99	N/A	1.00
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	8	\$7,181					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	747,633
+	BMU	N	BSMT UNFINISHED	1,376		47.84	65,825	CONDITION ELEM CD	
A	ATF	L	ATTIC FINISH	504	1979	135.70	68,394	EXTERIOR	
+	USF	L	UPPER STORY FIN	1,080	1979	191.00	206,278	INTERIOR	
+	WDK	N	WOOD DECK	256		42.24	10,813	KITCHEN	
+	BAS	L	BASE AREA	1,676	1979	210.03	352,007	BATHS	
G	AGR	N	ATT GARAGE	576		46.91	27,019	HEAT	
	F31	O	FPL 3S 1OP	1		10,116.70	10,117	ELECT	
								EFF.YR/AGE	1990 / 32
								COND	25 25%
								FUNC	0
								ECON	0
								DEPR	25 % GD 75
								RCNLD	\$560,700