

Key: 1534

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.481

LEGAL

LAND

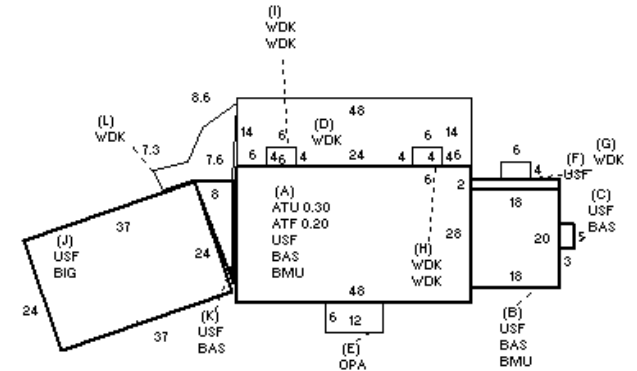
CURRENT OWNER				PARCEL ID				LOCATION				
MCELHINNEY STEPHEN & COLLETTE 145 FAIR OAK LANE COHASSET, MA 02025				13-2-58-0				266 GANNETT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCELHINNEY STEPHEN & COLL				09/30/2022	QS	1,425,000	57285-124					
WILKINSON MARTINE &				06/04/2014	F	1	44386-135					
WILKINSON MARTINE				01/15/2014	QS	1,000,000	44008-41					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	396,000	1.00	W75	0.75	RV2	1.20	363,640
300	A	2,722	NS 1.00	100	1.00	4,752	1.00	W20	0.20	RV2	1.20	12,930

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	%
22-1087	10/17/2022	3	ALTERATIONS	75,000	05/16/2023	NC	100	100
		6	CYCL GROWTH		04/27/2011		100	100
		6	CYCL GROWTH		05/25/2006		100	100
		1	NEW CONST		05/12/2004		100	100
02-700	12/09/2002	1	NEW CONST	375,000	09/21/2004	SJ	100	100

TOTAL	3.640 Acres	ZONING		FRNT	320	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	376,600	343,000
Inf1	FACTOR 100					BUILDING	1,021,700	950,900
Inf2	PHY 100					DETACHED	120,900	115,200
						OTHER	0	0
						<b>TOTAL</b>	<b>1,519,200</b>	<b>1,409,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A	1.00	10 0.90	175'4/20'6	2004	820	163.86
							120,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/27/2011	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	MR
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
OTHER FIX=SHOWER

LOADING

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,216,367
NET AREA	4,798	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,704		49.91	85,054	CONDITION ELEM	CD
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	269	2004	144.99	39,002	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF		44.40	17,893	INTERIOR	A
STORIES	2.5	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,803	2004	224.41	404,604	KITCHEN	G	
ROOMS	10	1.00	FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	880		46.08	40,550	BATHS	A	
BEDROOMS	5	1.00	INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	72		61.80	4,450	HEAT	A	
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	+	USF	L	UPPER STORY FIN	2,726	2004	204.07	556,303	ELECT	A	
# 1/2 BATHS	2	1.00	FUEL SOURCE	2	GAS	1.00	J	BIG	N	BUILT-IN GARAGE	887		49.04	43,496			
TOT FIXTURES	14	\$13,978						F31	O	FPL 3S 1OP	1		11,036.40	11,036			
# UNITS	1	1.00															
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,021,700