

Key: 1553

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.499

LEGAL

LAND

DETACHED

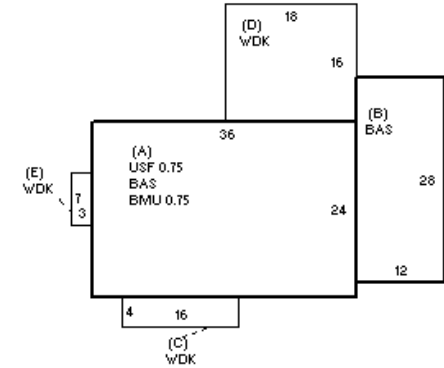
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DOYLE CULHANE P & BETHANY 9 RIVERVIEW PL SCITUATE, MA 02066				13-2-5-0				9 RIVERVIEW PL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DOYLE CULHANE P & BETHANY				05/31/2019	O	570,000	51178-348					
MEYERS RYAN N & MARISA S				06/12/2015	QS	490,000	45659-229					
CALLANAN CATHERINE				10/03/2005	QS	480,000	31462-233					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	NS 1.00	100	1.00	374,000	3.58	100	1.00	R03	0.85	307,010

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	%
20-38	01/14/2020	3	ALTERATIONS	20,000	02/24/2020	JD	100	100
16-265	05/19/2016	3	ALTERATIONS	10,000	08/09/2016	SJ	100	10
16-265	05/19/2016	3	ALTERATIONS	10,000	06/28/2017	SJ	100	100
94-395	08/18/1994	2	ADDITIONS				100	100

TOTAL	10,019 SF	ZONING	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	307,000	295,500
Inf1	FACTOR 100		BUILDING	406,500	361,600		
Inf2	PHY 100		DETACHED	8,600	8,200		
			OTHER	0	0		
			TOTAL	722,100	665,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 50 0.50	16X17		384	44.98	8,600



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/24/2020	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1924	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	521,125
NET AREA	1,848	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	648		59.92	38,831	CONDITION ELEM	CD
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	648	1924	229.50	148,715	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,200	1924	252.36	302,837	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	373		42.24	15,755	KITCHEN	V
				FLOOR COVER	24	COMB	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G	
				INT FINISH	1	PLASTER	1.00								HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	A	
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$406,500