

Key: 1576

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.519

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FERRY JOHN J & CAHALANE JOAN M S/O FERRY JR JOHN J 19 WALNUT AVEUNUE SCITUATE, MA 02066				25-5-10-0				176 MANN LOT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FERRY JR JOHN J				06/29/2023	A			58050-198			
FERRY JOHN J & CAHALANE J				01/01/1956	QS			2408-211			

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	%
89-275	06/01/1989	3	ALTERATIONS				100	100

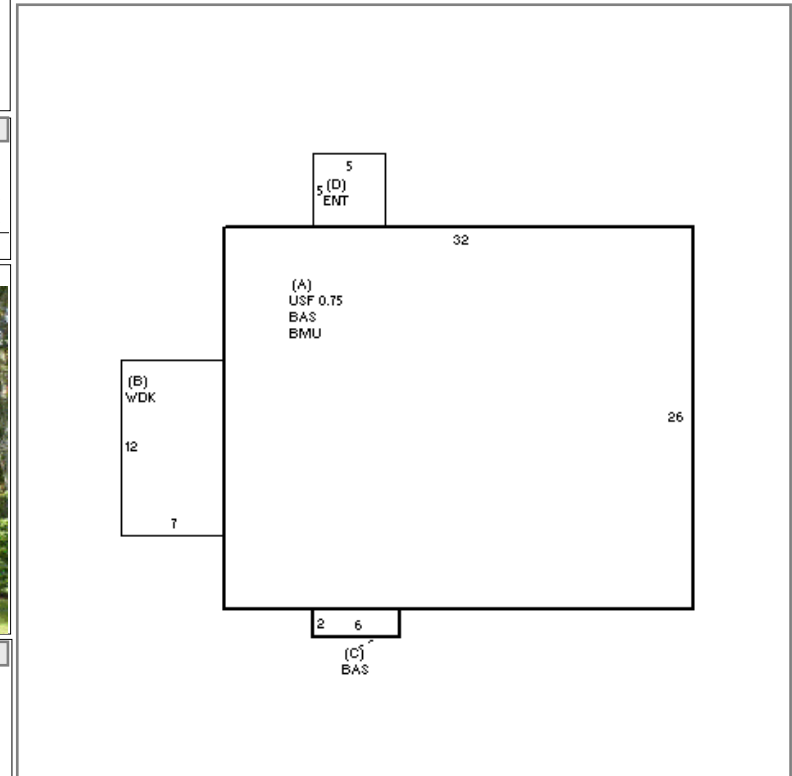
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,400	WS 1.00	100	1.00	100	1.00	374,000	3.45	100	1.00	R03 0.85	307,680

TOTAL	10,400 SF	ZONING	W. SCITUATE	FRNT	98	ASSESSED	LAND 307,700 BUILDING 271,600 DETACHED 0 OTHER 0	CURRENT	307,700 271,600 0 0	PREVIOUS	279,700 245,200 0 0
Ngh	W. SCITUATE	NOTE				TOTAL	579,300		524,900		
Infl1	FACTOR 100										
Infl2	PHY 100										

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393.651
NET AREA	1,468	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		49.89	41,507	CONDITION ELEM	CD
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	624	1950	215.09	134,215	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	84	38.40	3,226	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	844	1950	236.52	199,621	KITCHEN		
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00	D	ENT	N	ENCLOSED ENTRY	25		97.72	2,443	BATHS		
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP	1			8,239.00	8,239	HEAT		
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00											
TOT FIXTURES	5	\$4,400															
# UNITS	1	1.00															
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$271,600