

Key: 1598

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.540

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GENGO DANIEL & KELLY 748 C J CUSHING WAY SCITUATE, MA 02066				25-2-5-D				748 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GENGO DANIEL & KELLY				05/11/2015	F	594,000	(121802)				
GENGO DANIEL & KEELY				05/11/2015	QS	594,000	45530-254				
SHEA GREGORY M AND ALYSON				12/01/1995	A	-100	(88926)				

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 %
14-283	05/27/2014	3	ALTERATIONS	3,888	06/25/2014	MR	100 100
11-034	03/23/2011	3	ALTERATIONS	3,100	06/23/2011	SJ	100 100
		6	CYCL GROWTH		06/07/2005		100 100
99-115	04/02/1999	3	ALTERATIONS				100 100
96-208	05/01/1996	3	ALTERATIONS				100 100

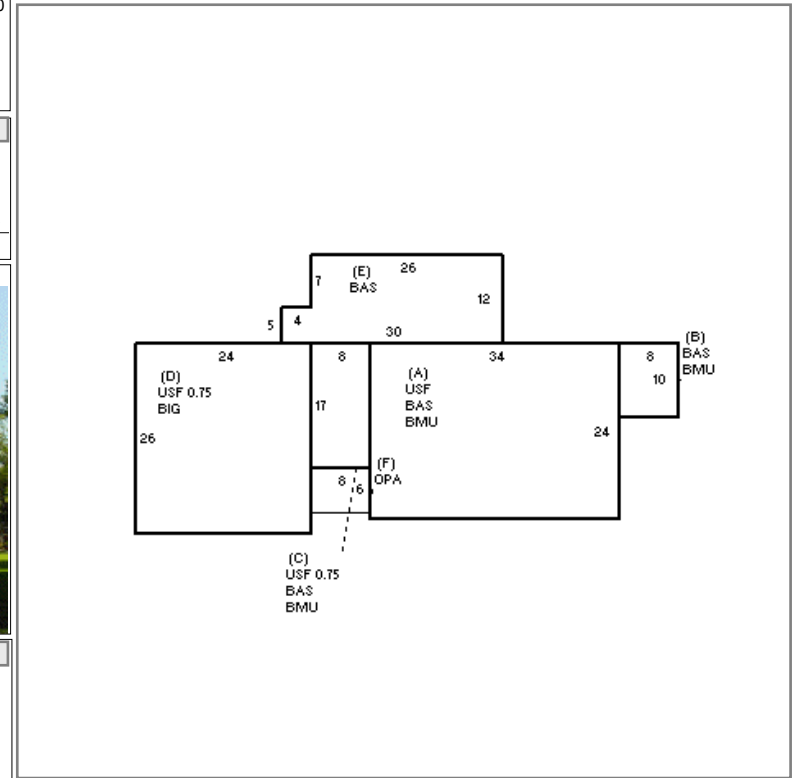
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R01	0.85	343,430
300	A	0.020	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	340

TOTAL	40,903 SF	ZONING	FRNT	83	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	343,800	294,200
Infl1	FACTOR 100		BUILDING	514,500	484,100		
Infl2	PHY 100		DETACHED	14,400	13,000		
			OTHER	0	0		
			TOTAL		872,700	791,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00 SV	1.00 GUNITE/STEEL	1997	12,000	1.10	13,200
S/V	A	1.00 SV	1.00 SHED		500	1.10	600
S/V	A	1.00 SV	1.00 SHED		500	1.10	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/23/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/3/2014	TD
QUALITY	A	1.00	AVERAGE [100%]	OTHER FIX=SHOWER		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SHOWER

G

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	605.323		
NET AREA	2,750	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,032		46.73	48,226	CONDITION ELEM	CD		
\$NLA(RCN)	\$220	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,032	1980	195.23	201,482	EXTERIOR	G		
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,386	1980	177.54	246,077	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BIG	N	BUILT-IN GARAGE	624		42.73	26,665	KITCHEN	V		
				FLOOR COVER	99	N/A	1.00	E	BAS	L	BASE AREA	332	2005	195.23	64,818	BATHS	V		
				INT FINISH	99	N/A	1.00	F	OPA	N	OPEN PORCH	48		51.50	2,472	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	2007 / 15
																		COND	15 15%
																		FUNC	0
																		ECON	0
																		DEPR	15 % GD 85
																		RCNLD	\$514,500