

Key: 1599

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.541

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
LANE, SHAWN T 744 C J CUSHING WAY SCITUATE, MA 02066		25-2-5-E		744 C J CUSHING WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LANE, SHAWN T		11/02/2011	QS	490,000	(116687)
LANE SHAWN T		11/02/2011	R	490,000	(116687)
MAGILL WILLIAM L & KIM AN		05/01/1987	QS	260,000	7662-320

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	%
96-134	04/01/1996	3	ALTERATIONS				100	100

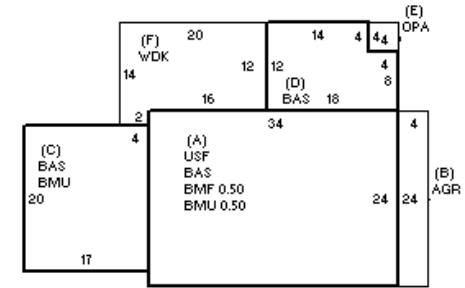
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	0.282	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	4,750

TOTAL	1.200 Acres	ZONING	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	348,200	298,100
Inf1	FACTOR 100		BUILDING	407,000	376,900		
Inf2	PHY 100		DETACHED	7,900	7,200		
			OTHER	0	0		
			TOTAL	763,100	682,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200
S/V	A	1.00	SV 1.00 VINYL STEEL	1980	7,000	1.10	7,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/14/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,565	
NET AREA	2,172	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	748		45.34	33,916	CONDITION ELEM	CD	
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	408		63.65	25,969	EXTERIOR		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	816	1980	184.19	150,302	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	96		66.15	6,350	KITCHEN		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,356	1980	202.54	274,651	BATHS		
				INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	16		51.50	824	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	248		38.40	9,523	ELECT		
				FUEL SOURCE	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982			
																	EFF_YR/AGE	1995 / 27
																	COND	23 23 %
																	FUNC	0
																	ECON	0
																	DEPR	23 % GD 77
																	RCNLD	\$407,000