

Key: 1973

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.897

LEG
A
L

CURRENT OWNER				PARCEL ID				LOCATION			
COONEY GARRETT L & CATHLEEN E 24 DUNSTER LANE SCITUATE, MA 02066				52-2-48-0				24 DUNSTER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COONEY GARRETT L & CATHLEEN				07/11/2001	F	20166-154		3960-509			
COONEY ELIZABETH L				01/01/1975	XX	2965-384					
COONEY PETER H & ELIZABET				01/01/1963	XX						

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	%
16-209	04/26/2016	7	OTHERS	10,000	07/27/2016	SJ	100	100
01-455	08/08/2001	3	ALTERATIONS				100	100
01-123	04/11/2001	4	DEMO				100	100

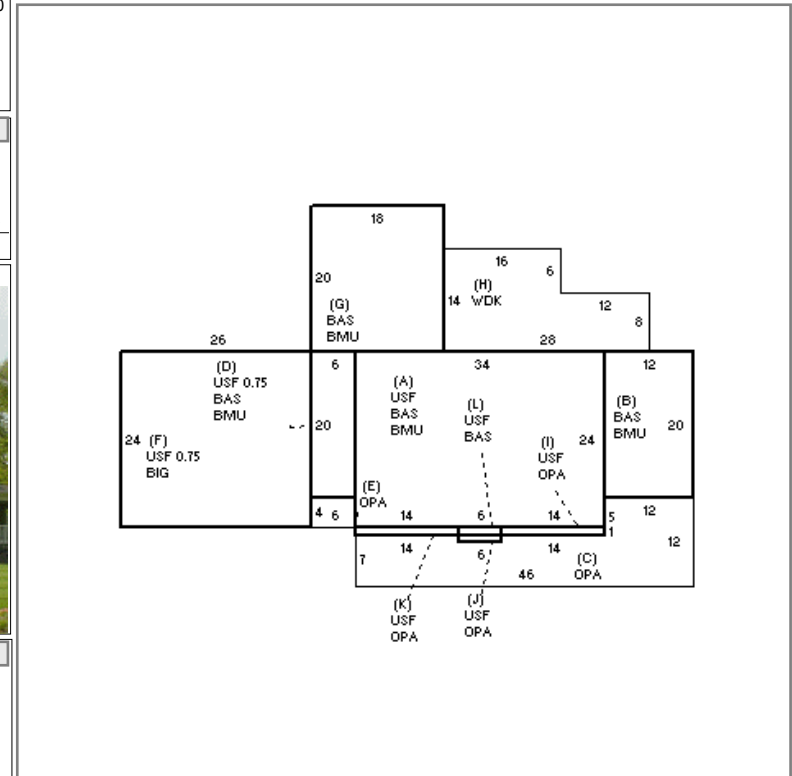
L
A
N
D

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	R03	0.85	343,430
300	A	0.432	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	7,270

TOTAL	1.350 Acres	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M47...IN-LAW/ACCESSORY DWG.		LAND	350,700	319,200
Inf1	FACTOR 100		BUILDING	580,300	541,500		
Inf2	PHY 100		DETACHED	15,300	14,100		
			OTHER	0	0		
					TOTAL	946,300	874,800

D
E
T
A
C
H
E
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00	2002	11,000	1.10	12,100
SHF	+	1.10	10 0.90	2016	280	12.74	3,200



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/15/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	IN-LAW APT/ LEGAL ACCESSORY DWELLING		

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	773,752
NET AREA	2,956	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,536		46.68	71,701	CONDITION ELEM CD	
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,414	1960	197.16	278,777	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	434		56.65	24,586	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	F	BIG	N	BUILT-IN GARAGE	624		47.93	29,907	KITCHEN	
				FLOOR COVER	99	N/A	1.00	H	WDK	N	WOOD DECK	320		42.24	13,517	BATHS	
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,542	1960	216.80	334,303	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	
				FUEL SOURCE	99	N/A	1.00										
				EFF.YR/AGE 1990 / 32													
				COND 25 25 %													
				FUNC 0													
				ECON 0													
				DEPR 25 % GD 75													
				RCNLD \$580,300													