

Key: 2033

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.961

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCARTHY FRANCIS D & KATELYN E 68 CORNET STETSON RD SCITUATE, MA 02066				52-2-15-0				68 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCARTHY FRANCIS D & KATELYN E				05/17/2022	QS	735,000	56816-263				
COHEN JONATHAN M & LISA				08/07/2014	N	321,000	44615-117				
SWAIN NORMAN E				07/02/2007	QS	380,000	34764-92				

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 %
02-449	08/09/2002	7	OTHERS		08/08/2023	JD	100 100
98-190	05/08/1998	7	OTHERS		08/19/2022	JD	100 100
		2	ADDITIONS		01/23/2004	PJB	100 100
		2	ADDITIONS	91,800	09/02/2004	SJ	100 100
		3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	WS 1.00	100	1.00	100	1.00		R02	0.85		307,010

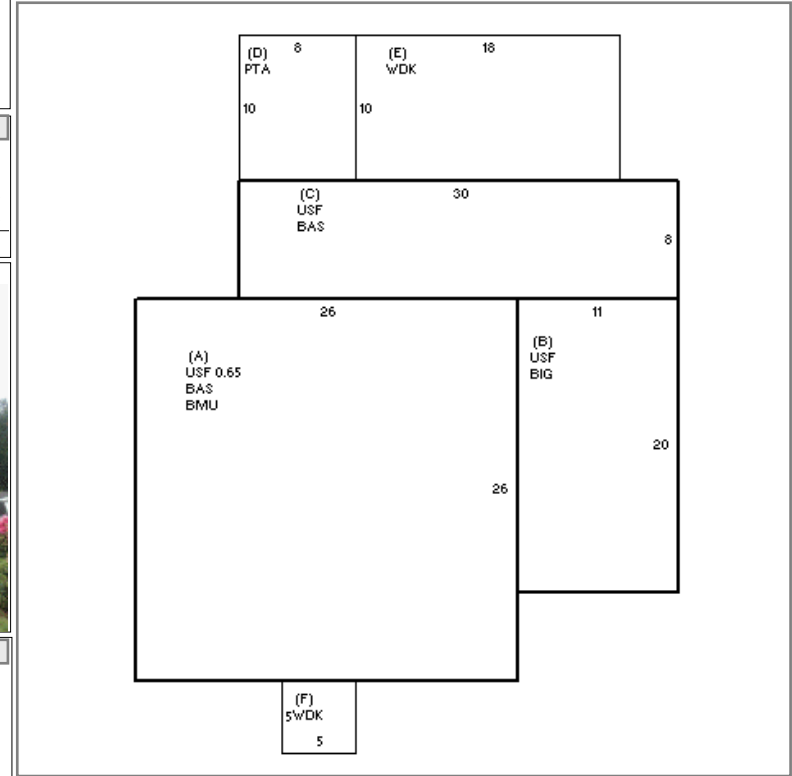
TOTAL	10,000 SF	ZONING	FRNT	408	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	307,000	262,700
Inf1	FACTOR 100				BUILDING	372,600	312,400
Inf2	PHY 100				DETACHED	100	100
					OTHER	0	0
					TOTAL	679,700	575,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BLDG COMMENTS		
MLS		

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/19/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	477,634		
NET AREA	1,815	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	676		53.59	36,229	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	899	1951	211.55	190,183	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	220		65.85	14,488	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	916	1951	232.63	213,086	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	D	PTA	N	PATIO	80		14.90	1,192	BATHS	G		
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	205		38.40	7,872	HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 10P	1		8,239.00	8,239	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	\$372,600