

Key: 2276

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.195

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NICHOLSON CARL LEE & EMILY				27-6-39-0				7 AQUINNAH PTH			
7 AQUINNAH PTH				NICHOLSON CARL LEE & BRENNAN JAMES G & LINDA A				TRANSFER HISTORY			
SCITUATE, MA 02066				BRENNAN LINDA A				DOS T SALE PRICE BK-PG (Cert)			
				08/31/2017 O 660,000 (125698)							
				05/05/2010 V 1 (114607)							
				11/16/2009 V 1 (114016)							

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	%
20-729	10/28/2020	3	ALTERATIONS	28,000	07/12/2021	JD	100	100
18-55	01/25/2018	3	ALTERATIONS	7,980	04/10/2018	JD	100	100
17-764	11/28/2017	2	ADDITIONS	203,000	04/10/2018	JD	100	100
SS16-12		5	SPLIT/SUB/LA		04/28/2015	SJ	100	100
13-102	03/07/2013	3	ALTERATIONS	32,500	09/11/2013	SJ	100	100

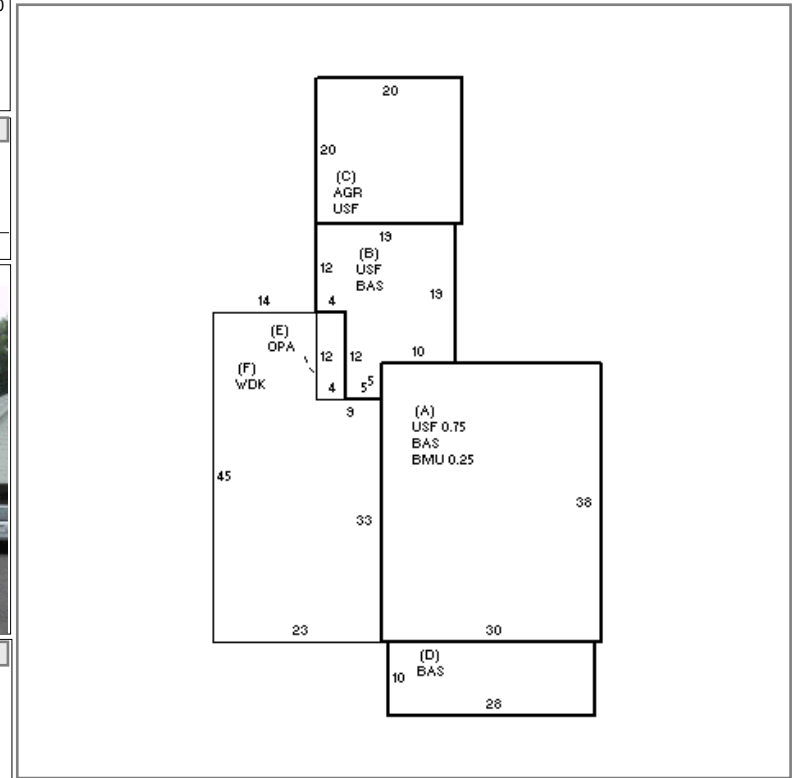
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.115	NS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	1,940

TOTAL	1.033 Acres		ZONING	FRNT	544	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	345,400	332,600
Infl1	FACTOR 100			BUILDING	803,000	714,400		
Infl2	PHY 100			DETACHED	1,200	1,100		
				OTHER	0	0		
						TOTAL	1,149,600	1,048,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90 14X10		140	9.48	1,200



BUILDING	CD	ADJ	DESC	MEASURE	4/10/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/10/2018	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	7/12/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1927	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	933,740		
NET AREA	3,391	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	285		75.78	21,598	CONDITION ELEM CD			
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,778	1927	253.36	450,470			EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,613	1927	230.40	371,638			INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	400		56.25	22,501			KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	E	OPA	N	OPEN PORCH	48		61.80	2,966			BATHS	V
				INT FINISH	2	DRYWALL	1.00	F	WDK	N	WOOD DECK	927		46.08	42,716			HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1		9,886.80	9,887	ELECT			U	
				FUEL SOURCE	2	GAS	1.00												

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$803,000	