

Key: 2382

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.294

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| COUGHLIN JAMES C & MARY JEAN 17 CAIRNSLEA LANE SCITUATE, MA 02066 | | | | 27-1-19-B | | | | 17 CAIRNSLEA LN | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| COUGHLIN JAMES C & MARY J | | | | 01/01/1971 | QS | 38,000 | 3618-251 | | | | |
| HINKSON WILLIAM M & VIRGI | | | | 01/01/1965 | XX | | 3126-36 | | | | |
| CRESSWELL DORIS E | | | | 01/01/1963 | XX | | 2980-448 | | | | |

| 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 | % |
| 02-516 | 09/06/2002 | 3 | ALTERATIONS | | | | 100 | 100 |
| 90-208 | 05/03/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

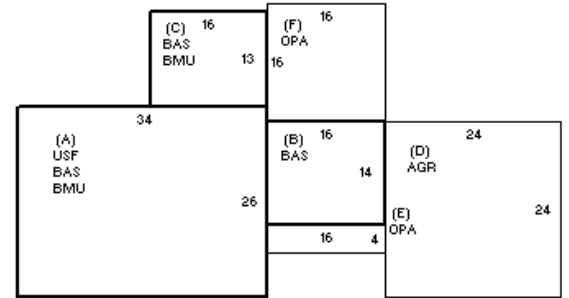
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 20,000 | SC 1.00 | 100 | 1.00 | 100 | 1.00 | 396,000 | 1.87 | 100 | 1.00 | R04 0.90 | 339,960 |

| TOTAL | 20,000 SF | ZONING | FRNT | 283 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|------------------|----------|---------|----------|----------------|----------------|
| Ngh | SCITUATE | N O T E | | | LAND | 340,000 | 326,200 |
| Inf1 | FACTOR 100 | | BUILDING | 433,800 | 401,500 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | | 773,800 | 727,700 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/26/2010 | PL |
|----------|----|------|---------------------|----------------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/29/2011 | KT |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | OTHER FIX=SINK | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
OTHER FIX=SINK

G

| YEAR BLT | 1964 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 586,180 |
|--------------|-------|------------|---------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|------------|
| NET AREA | 2,200 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,092 | | 50.62 | 55,274 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$266 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | USF | L | UPPER STORY FIN | 884 | 1964 | 202.18 | 178,729 | EXTERIOR | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,316 | 1964 | 222.33 | 292,581 | INTERIOR | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | AGR | N | ATT GARAGE | 576 | | 46.91 | 27,019 | KITCHEN | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | + | OPA | N | OPEN PORCH | 320 | | 56.65 | 18,128 | BATHS | |
| | | | | INT FINISH | 99 | N/A | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | HEAT | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | GEN | O | GENERATOR | 1 | | 0.00 | | ELECT | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES | | 2 | 1.00 | | | | | | | | | | | | | | |
| ROOMS | | 8 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 4 | 1.00 | | | | | | | | | | | | | | |
| BATHROOMS | | 1 | 1.00 | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 1 | 1.00 | | | | | | | | | | | | | | |
| TOT FIXTURES | | 6 | \$5,386 | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1985 / 37 |
| | | | | | | | | | | | | | | | | COND | 26 26 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 26 % GD 74 |
| | | | | | | | | | | | | | | | | RCNLD | \$433,800 |