Key: 2395

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,307

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COUGHLAN DAVID & JULIE M **18 CAIRNSLEA LN** **SCITUATE, MA 02066**	**27-1-19-L**	**18 CAIRNSLEA LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COUGHLAN DAVID & JULIE M	12/30/1998	QS	215,000	16997-235
CROWLEY JAMES C JR & HELE	01/01/1971	XX		3570-547
WEEKS STEVENS B AND RENA	01/01/1963	XX		2974-443

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	%
01-184	05/09/2001	3	ALTERATIONS				100	100
89-509	09/13/1989	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,308	SC 1.00	100 1.00	100 1.00	396,000	1.84	100 1.00	R04 0.90			340,360

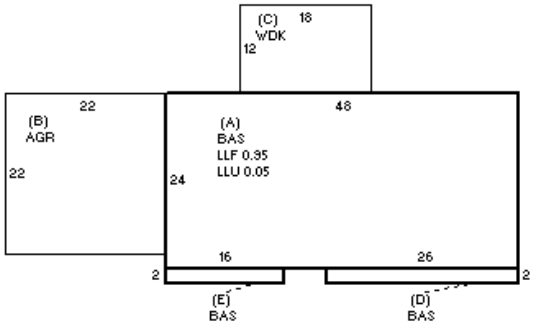
TOTAL	20,308 SF	ZONING		FRNT	284
Ngh	SCITUATE	NOTE	IN-LAW/ACCESSORY DWG.		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,400	326,600
BUILDING	337,500	303,400
DETACHED	0	0
OTHER	0	0
TOTAL	**677,900**	**630,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/14/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/10/2009	PL
LIST		
REVIEW	3/29/2011	KT

BLDG COMMENTS

IN LAW APT./LEGAL ACCESSORY DWELLING

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	2,330	DETAIL ADJ	1.040
$NLA(RCN)	$193	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,992
# UNITS	2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	58		59.00	3,422
A	LLF	L	LOWER LEVEL FIN	1,094	1962	140.18	153,354
B	AGR	N	ATT GARAGE	484		44.45	21,515
C	WDK	N	WOOD DECK	216		38.40	8,294
+	BAS	L	BASE AREA	1,236	1962	203.23	251,190
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	450,048
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$337,500