Key: 2497

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,406

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAGUIRE KATHLEEN S/O GENTLEMAN'S FRIDAY LLC 3 CRICKET LANE SCITUATE, MA 02066	5-3-5-0	18 BUTTONWOOD LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GENTLEMAN'S FRIDAY LLC	06/28/2023	QS	810,000	58048-191
MAGUIRE KATHLEEN	12/23/2005	A	610,000	31964-107
MAGUIRE JOSEPH	03/05/2003	F		24391-86

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

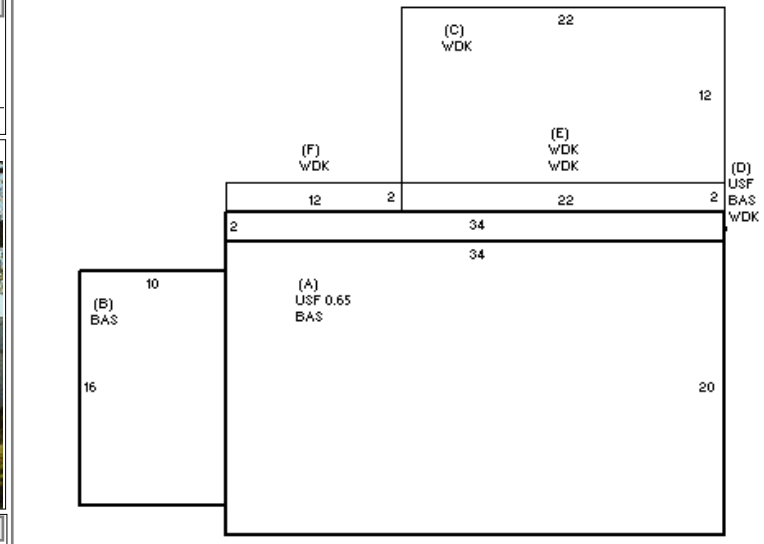
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		09/20/2006		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,250	MB 1.00	100 1.00	100 1.00	748,000	3.20	100 1.00	R09 1.70			618,070

TOTAL	11,238 SF	ZONING		FRNT	37
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	618,100	561,900
BUILDING	235,700	224,400
DETACHED	0	0
OTHER	0	0
TOTAL	**853,800**	**786,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/10/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/20/2010	SJ
LIST	9/20/2010	EST
REVIEW	8/17/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,418	DETAIL ADJ	1.100
$NLA(RCN)	$252	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,280
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	908	1950	238.37	216,442
+	USF	L	UPPER STORY FIN	510	1950	216.77	110,555
+	WDK	N	WOOD DECK	444		38.40	17,050
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	357,140

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1970 / 52		
COND	34	34 %	
FUNC	0		
ECON	0		
DEPR	34	% GD	66
RCNLD			$235,700