

Key: 2614

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.521

LEG  
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L

CURRENT OWNER				PARCEL ID				LOCATION			
KOPER JOHN R & FRANCES 17 CAVANAGH RD SCITUATE, MA 02066				7-8-12-0				17 CAVANAGH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOPER JOHN R & FRANCES				04/27/2006	QS	700,000	32580-332				
COCHRANE JAMES R & REGINA				04/05/2004	QS	605,000	27885-211				
HEALY JANET L				01/01/1979	QS		4400-183				

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 %

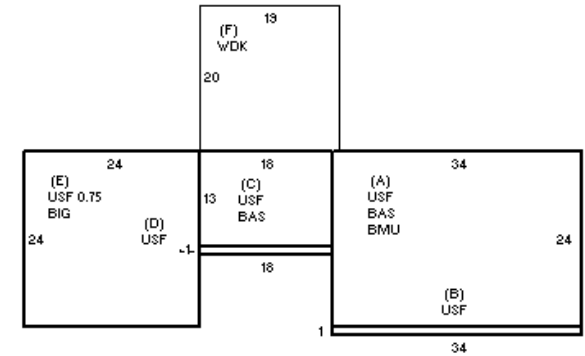
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,000	NS	1.00	100	1.00	100	1.00	R05	1.20		469,710

TOTAL	30,013 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	469,700	427,000
Infl1	FACTOR 100		BUILDING	437,900	412,700		
Infl2	PHY 100		DETACHED	300	300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>907,900</b>	<b>840,000</b>

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		300	1.10	300



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BUILDING	CD	ADJ	DESC	MEASURE	8/28/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

SALES REVIEW

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	634,610															
NET AREA	2,584	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		55.20	45,044																	
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,534	1955	197.02	302,228																	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,050	1955	216.65	227,482																	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BIG	N	BUILT-IN GARAGE	576		47.85	27,561																	
				FLOOR COVER	99	N/A	1.00	F	WDK	N	WOOD DECK	380		42.24	16,051																	
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	99	N/A	1.00																									
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