

Key: 2618

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.525

LEGAL

LAND

DETACHED

BUILDING

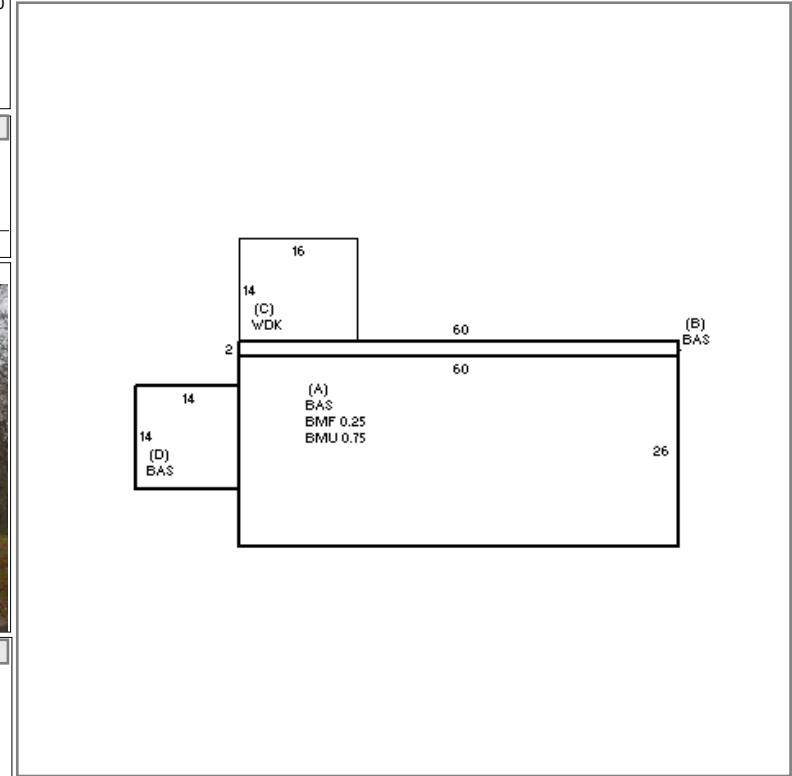
CURRENT OWNER				PARCEL ID				LOCATION			
MCALLISTER KEVIN M & ELLEN M				7-8-15-0				35 CAVANAGH RD			
35 CAVANAGH RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				MCALLISTER KEVIN M & ELLE				11/23/2005 H 200,000 31779-51			
				FERRITER RICHARD J				01/01/1973 QS 3845-439			
				LAUGHLIN PAUL S				01/01/1962 XX 2828-379			

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 %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	528,000	1.00	100	1.00	R05	1.20	484,850
300	A	0.022	NS 1.00	100	1.00	23,760	1.00	100	1.00	R05	1.20	520

TOTAL	40,946 SF	ZONING		FRNT	155	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	485,400	441,300		
Inf1	FACTOR 100		BUILDING	361,700	321,900			
Inf2	PHY 100		DETACHED	10,200	9,300			
			OTHER	0	0			
			TOTAL	857,300	772,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		300	1.10	300
S/V	A	1.00	SV 1.00 GUNITE/STEEL		9,000	1.10	9,900



BUILDING	CD	ADJ	DESC	MEASURE	8/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/21/2008	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	488,825	
NET AREA	1,876	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,170		46.54	54,453	CONDITION ELEM	CD	
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	390		65.33	25,480	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,876	1961	194.61	365,082	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	224		42.24	9,462	KITCHEN		
				FLOOR COVER	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480	BATHS		
				INT FINISH	99	N/A	1.00		F12	O	FPL 1S ZOP	2		11,381.15	22,762	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1985 / 37
																	COND	26 26 %
																	FUNC	0
																	ECON	0
																	DEPR	26 % GD 74
																	RCNLD	\$361,700