

Key: 2620

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.527

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SPATH ANDREW S/O BARTLETT STEPHEN & DUFFY M 41 CAVANAGH RD SCITUATE, MA 02066				7-8-16-0				41 CAVANAGH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BARTLETT STEPHEN & DUFFY				10/06/2023	QS	1,390,000	58346-152				
SPATH ANDREW				07/02/2012	P	146,000	41597-219				
HUBBELL RICHARD B & ANN				01/01/1954	QS		2311-178				


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	%
12-356	06/27/2014	1	NEW CONST	280,000	06/11/2014	MR	100	100
12-356	06/27/2012	1	NEW CONST	280,000	05/13/2013	SJ	100	100

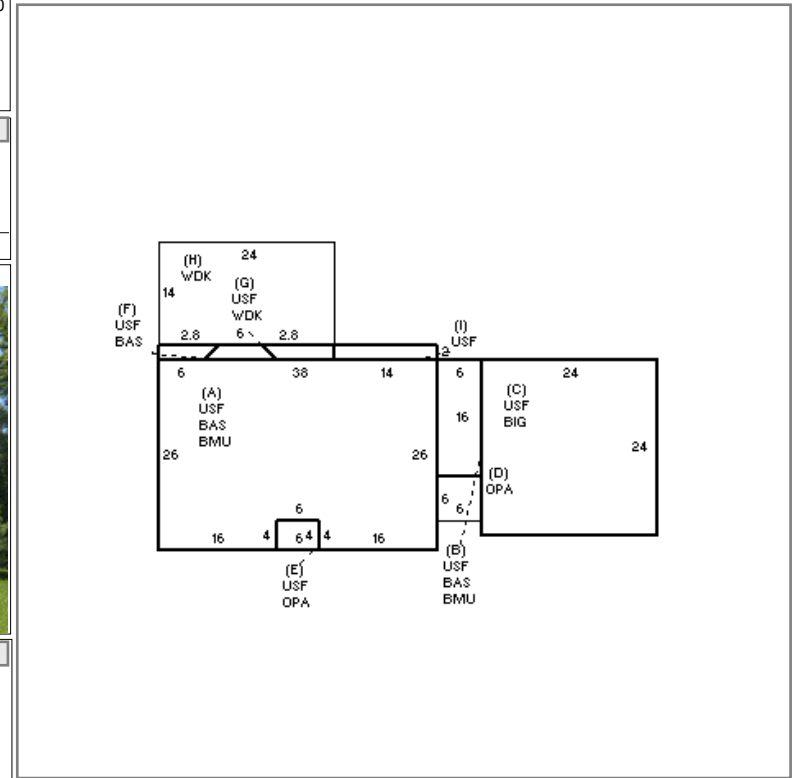
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	448,800	1.00	W85 0.85	R05	1.20		412,120
300	A	0.010	NS 1.00	100	1.00	23,760	1.00	100 1.00	R05	1.20		240

DETACHED

TOTAL	40,402 SF	ZONING	FRNT	209	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	412,400	374,900
Infl1	FACTOR 100				BUILDING	621,900	583,700
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
				TOTAL	1,034,300	958,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/11/2014
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2013	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/1/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	690,989
NET AREA	2,812	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,060		51.03	54,096		
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	C	BIG	N	BUILT-IN GARAGE	576		48.32	27,830		
				ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	60		56.65	3,399		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,076	2012	216.15	232,574		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	368		42.24	15,544		
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,736	2012	196.56	341,232		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
				FUEL SOURCE	2	GAS	1.00										

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

EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$621,900