

Key: 2660

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.561

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HICKEY STEPHEN & ELEANOR 14 CAVANAGH RD SCITUATE, MA 02066				7-4-3-0				14 CAVANAGH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HICKEY STEPHEN & ELEANOR				09/30/2020	QS	850,000	53533-261				
LUNT LAWRENCE J & JOAN D				06/25/2004	H	580,000	28532-36				
HICKMAN PAMELA W				01/26/1999	QS	-100	17080-22				

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	%
21-461	05/03/2021	3	ALTERATIONS	18,500	06/09/2021	JD	100	100
21-74	01/28/2021	3	ALTERATIONS	38,000	06/09/2021	JD	100	100
13-537	08/12/2013	2	ADDITIONS	103,000	06/11/2014	MR	100	100
3652	10/23/2003	3	ALTERATIONS				100	100
95-459	08/03/1995	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,670	NS	1.00	100	1.00	100	1.00	R05	1.20		467,620

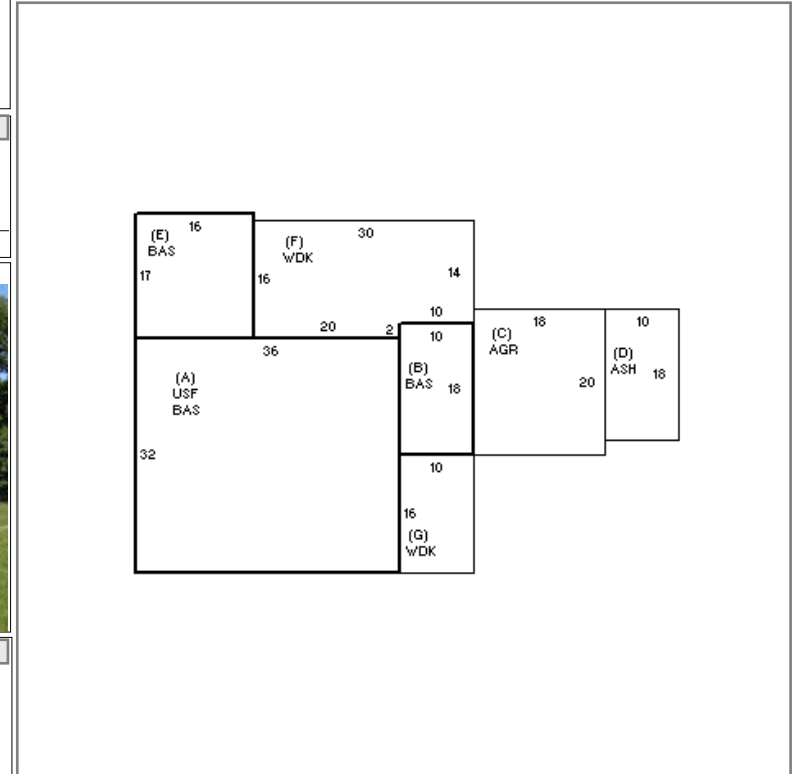
TOTAL	28,670 SF	ZONING		FRNT	236	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	467,600	425,100		
Inf1	FACTOR 100		BUILDING	550,000	511,400			
Inf2	PHY 100		DETACHED	2,700	2,500			
			OTHER	0	0			
				TOTAL	1,020,300	939,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 PATIO	2000	900	1.10	1,000
SHF	A	1.00	10 0.90 10X14		140	13.34	1,700



BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	6/9/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/9/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/4/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	647,052			
NET AREA	2,756	DETAIL ADJ	1.030	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,332	1955	216.86	288,862	CONDITION ELEM	CD			
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,152	1955	197.21	227,191	EXTERIOR	G			
				ROOF SHAPE	3	GAMBREL	1.00	C	AGR	N	ATT GARAGE	360		53.22	19,158	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	180		23.67	4,260	KITCHEN	G			
				FLOOR COVER	24	COMB	1.00	E	BAS	L	BASE AREA	272	2013	216.86	58,986	BATHS	V			
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	620		42.24	26,189	HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F22	O	FPL 2S 2OP	1		12,435.50	12,436	ELECT	U				
				FUEL SOURCE	1	OIL	1.00	GEN	O	GENERATOR	1		0.00							
																		EFF.YR/AGE	2007 / 15	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$550,000	