

Key: 2666

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.567

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
EYMER DOUGLAS D & SELENE D CARLO-EYMER 22 CAVANAGH RD SCITUATE, MA 02066				7-4-2-0				22 CAVANAGH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EYMER DOUGLAS D & BURKE PAUL & TARA				04/03/2017	QS	755,000	48274-298				
HICKEY JOHN J				05/17/2006	QS	668,000	32700-60				
				11/17/1997	F	1	15652-255				

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	%
07-18	01/09/2007	6	CYCL GROWTH		06/19/2012	SJ	100	100
		6	CYCL GROWTH				100	100

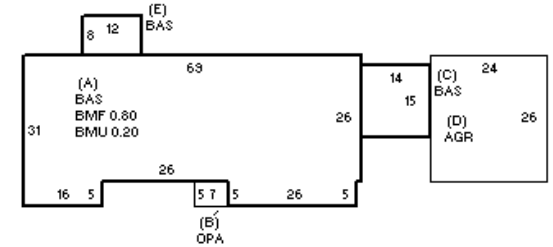
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,164	NS	1.00	100	1.00	100	1.00	R05	1.20		483,500

TOTAL	39,164 SF	ZONING	FRNT	328	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	483,500	439,500
Inf1	FACTOR 100		BUILDING	473,100	420,900		
Inf2	PHY 100		DETACHED	16,300	14,900		
			OTHER	0	0		
					TOTAL	972,900	875,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	+	1.10	10 0.90	DET. OFFICE	2007	15,000	1.21 16,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/9/2012	SJ
MODEL	1		RESIDENTIAL	LIST	7/10/2018	JD
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
SALES REVIEW - COND TO GD FY19

LOADING

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	598,918
NET AREA	2,310	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	401		44.46	17,828		
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	1,603		62.41	100,043		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	35		56.67	1,983		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,310	1956	187.37	432,823		
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	624		46.08	28,756		
				INT FINISH	99	N/A	1.00	F12	O	O	FPL 1S 2OP	1		11,381.70	11,382		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2000 / 22
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	21 % GD 79
																RCNLD	\$473,100