Key: 3036

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,945

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLAHERTY JAMES M & MICHELLE I **5 CLIFF ESTATE RD** **SCITUATE, MA 02066**	**8-7-3-B**	**5 CLIFF ESTATE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FLAHERTY JAMES M & MICHEL	03/27/2015	QS	765,000	45371-250
DOLAN ROBERT	09/07/2007	QS	745,000	35056-38
WALSH JOSEPH F & PAULINE	12/30/1988	QS	315,000	8920-253

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

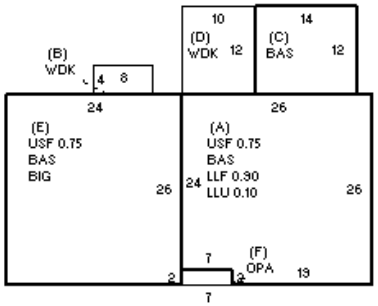
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-647	10/06/2020	3	ALTERATIONS	75,000	06/10/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,136	MB 1.00	100 1.00	100 1.00	1,100,000	2.28	100 1.00	R07 2.50			929,690

TOTAL	16,117 SF	ZONING		FRNT	107
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	929,700	845,200
BUILDING	543,000	483,700
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**1,473,800**	**1,329,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		1,000	1.10	1,100

PHOTO 06/10/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/10/2021	JD
LIST	6/10/2021	JD
REVIEW	4/1/2011	KT

BLDG COMMENTS
RAISED CAPE
OTHER FIX=SINK

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	3,015	DETAIL ADJ	1.020
$NLA(RCN)	$214	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	15	$13,464
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	66		61.38	4,051
A	LLF	L	LOWER LEVEL FIN	596	1985	145.85	86,924
+	USF	L	UPPER STORY FIN	965	1985	192.29	185,558
+	WDK	N	WOOD DECK	152		42.24	6,421
+	BAS	L	BASE AREA	1,454	1985	211.45	307,443
E	BIG	N	BUILT-IN GARAGE	624		47.01	29,332
F	OPA	N	OPEN PORCH	14		56.65	793
	F22	O	FPL 2S 2OP	1		12,435.50	12,436
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	646,422

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

EFF.YR/AGE	2006 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$543,000