

Key: 304

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 291

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CURRENT OWNER				PARCEL ID				LOCATION			
COON KEILAH D 17 CEDAR ST SCITUATE, MA 02066				23-1-12-0				17 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COON KEILAH D				03/17/2008	V	1	35729-230				
COON KEILAH &				12/17/1985	QS	139,000	6479-277				

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	%
21-1186	08/25/2021	3	ALTERATIONS	15,000	06/14/2022	JD	100	100
09-106	04/01/2009	3	ALTERATIONS	3,600	06/25/2009	SJ	100	100

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,582	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	26,630

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TOTAL	2.500 Acres	ZONING	FRNT 273	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	DENIED 2ND LOT BY ZBA	LAND	370,100	337,800
Inf1	FACTOR 100			BUILDING	235,900	210,000
Inf2	PHY 100			DETACHED	5,100	4,900
				OTHER	0	0
				TOTAL	611,100	552,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	L	0.80	70 0.30		440	22.08	2,900
SHF	A	1.00	10 0.90		200	12.29	2,200



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	6/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/14/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	421,209				
NET AREA	1,579	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	113		63.15	7,136	CONDITION ELEM	CD				
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	265		88.65	23,492	EXTERIOR	F				
				ROOF SHAPE	5	MANSARD	1.00	A	USF	L	UPPER STORY FIN	378	1880	235.34	88,960	INTERIOR	F				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	921	1880	258.79	238,349	KITCHEN	F				
				FLOOR COVER	24	COMB	1.00	E	OPA	N	OPEN PORCH	144		51.50	7,416	BATHS	F				
				INT FINISH	1	PLASTER	1.00	F	LLF	L	LOWER LEVEL FIN	280	1880	178.50	49,981	HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	1963 / 59		
																		COND	44 44 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	44	% GD	56
																		RCNLD	\$235,900		

