

Key: 3097

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.004

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--------------------------|----|-----------|-----------|--------------|----|------------|--------------|
| KRUSELL ERIC CHRISTOPHER & STEPHANIE MARIE 14 CHERRY LN SCITUATE, MA 02066 | | | | 8-7-31-0 | | | | 14 CHERRY LN | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | KRUSELL ERIC CHRISTOPHER | | | | 03/18/2021 | QS | 1,409,000 | 54607-110 |
| HOLMQUIST LARS & ANGELE | | | | 06/28/2017 | QS | 1,076,000 | 48598-323 | | | | |
| KELLER DAVID & CARRIE | | | | 01/06/2015 | QS | 1,101,000 | 45121-29 | | | | |

| 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 % |
| JD | | 7 | OTHERS | | 02/11/2021 | | 100 100 |
| 15-697 | 10/22/2015 | 3 | ALTERATIONS | 12,030 | 06/07/2016 | SJ | 100 100 |
| 04-455 | | 3 | ALTERATIONS | | 05/14/2008 | SJ | 100 100 |
| 05-455 | 07/28/2005 | 3 | ALTERATIONS | 234,000 | 05/22/2006 | SJ | 100 100 |
| 05-455 | 07/28/2005 | 3 | ALTERATIONS | 234,000 | 05/27/2007 | SJ | 100 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|-----------|------|------|-----|------|------------|-----------|
| 100 | S | 8,890 | MB | 1.00 | 1.00 | 1,100,000 | 4.00 | 1.00 | R07 | 2.50 | | 897,370 |

DETACHED

| TOTAL | 8,886 SF | ZONING | FRNT | 30 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|------------------|------------------|------------------|----------|---------|----------|
| Ngh | MINOT BCH | N O T E | | | LAND | 897,400 | 815,800 |
| Inf1 | FACTOR 100 | | BUILDING | 941,800 | 777,900 | | |
| Inf2 | PHY 100 | | DETACHED | 1,200 | 1,100 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | 1,840,400 | 1,594,800 | | | |

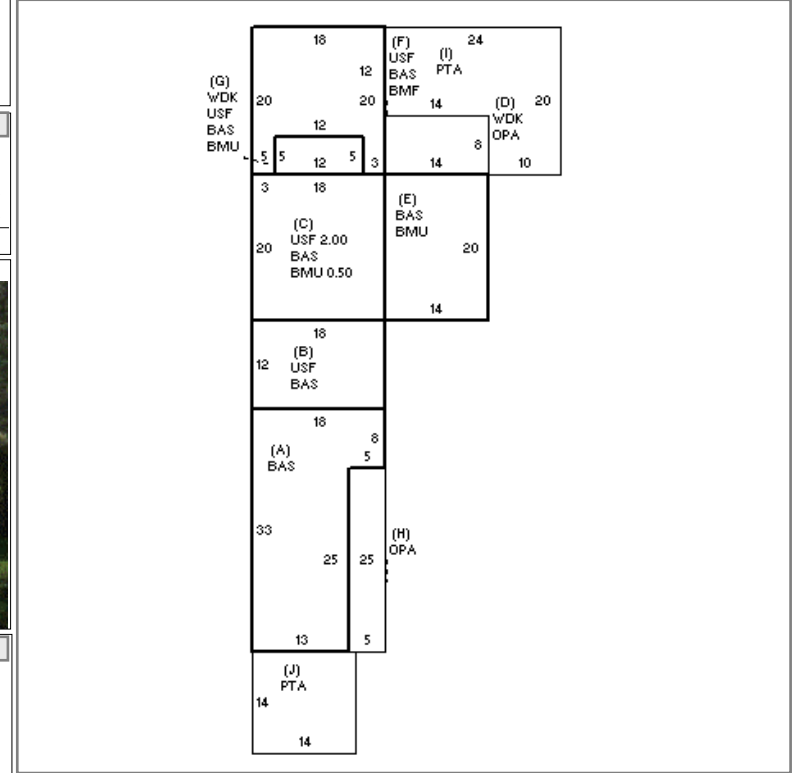
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 05/24/2022 |
|-----|------|------|----------|-------|-------|-----------|-------|-------|------------|
| SHF | A | 1.00 | 30 0.70 | 12X10 | | 120 | 13.93 | 1,200 | |



| BLDG COMMENTS |
|---------------|
| MLS |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 5/24/2022 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/24/2022 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 2/11/2021 | JD |
| QUALITY | V | 1.40 | VERY GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



G

| YEAR BLT | 1910 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,070,174 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|-----------|
| NET AREA | 2,981 | DETAIL ADJ | 1.248 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 1,405 | 1910 | 330.74 | 464,692 | | |
| \$NLA(RCN) | \$359 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,296 | 1910 | 300.77 | 389,803 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 520 | | 70.14 | 36,471 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 237 | | 72.10 | 17,088 | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 172 | | 53.76 | 9,247 | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | E | BAS | L | BASE AREA | 280 | 2006 | 330.74 | 92,607 | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | F | BMF | N | BSMT FINISH-SEP | 300 | | 98.46 | 29,539 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | + | PTA | N | PATIO | 564 | | 20.86 | 11,766 | | |
| | | | | | | | | | GEN | O | GENERATOR | 1 | | 0.00 | | | |
| | | | | | | | | | GFP | O | GAS FIREPLACE | 1 | | 7,778.40 | 7,778 | | |

| CONDITION ELEM | CD |
|----------------|----|
| EXTERIOR | V |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | V |
| HEAT | A |
| ELECT | U |

| EFF.YR/AGE | 2010 / 12 |
|------------|------------|
| COND | 12 12 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 12 % GD 88 |
| RCNLD | \$941,800 |