

Key: 3102

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.009

LEGAL

LAND

DETACHED

BUILDING

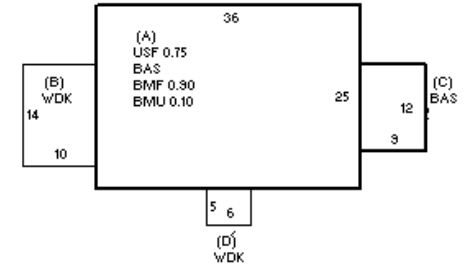
CURRENT OWNER				PARCEL ID				LOCATION			
FINNEGAN PAUL F & NORA D 8 CHERRY LN SCITUATE, MA 02066				8-7-34-0				8 CHERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINNEGAN PAUL F & NORA D				11/18/2020	A	522,500	53849-52				
DONELAN FRANCIS X J				11/24/1993	F	100	12421-68				
DONELAN FRANCIS X & NANJI				09/08/1988	XX		8696-257				

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	%
21-380	04/12/2021	3	ALTERATIONS	20,000	04/06/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,058	MB 1.00	100	1.00	1,100,000	6.84	100	1.00	R07	2.50	874,090

TOTAL	5,053 SF	ZONING	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	874,100	794,600
Infl1	FACTOR 100		BUILDING	336,500	299,600		
Infl2	PHY 100		DETACHED	5,200	5,000		
			OTHER	0	0		
					TOTAL	1,215,800	1,099,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	19X20 (50%)	190	54.75	5,200



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2021	JD
MODEL	1		RESIDENTIAL	LIST	4/6/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	509,787
NET AREA	1,683	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	90		53.53	4,818	CONDITION ELEM	CD
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	810		75.15	60,873	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	675	1940	233.99	157,946	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	170		42.24	7,181	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,008	1940	257.31	259,366	BATHS	A
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	OUT DOOR SHOWER	1		1,655.50	1,656	ELECT	A	
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		9	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		9	\$8,886														
# UNITS		1	1.00														
																EFF.YR/AGE	1970 / 52
																COND	34 34 %
																FUNC	0
																ECON	0
																DEPR	34 % GD 66
																RCNLD	\$336,500