

Key: 3117

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.024

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WHITWORTH SARA E & MICHAEL F 27 CHERRY LN SCITUATE, MA 02066				8-6-9-A				27 CHERRY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WHITWORTH SARA E & MICHAEL				02/18/2004	QS	690,000		27566-112			
CALLAHAN KEVIN M & MARY				03/28/1983	QS	58,000		5320-45			
MURPHY NEIL J AND MAUREEN				01/01/1969	XX	3434-603					

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	%
08-445	09/16/2008	2	ADDITIONS	100,000	06/10/2009	SJ	100	100
04-163		3	ALTERATIONS		05/22/2006	SJ	0	100
04-163		3	ALTERATIONS		05/10/2005	SJ	0	90
04-163	03/30/2004	3	ALTERATIONS	25,000	06/22/2004	SJ	100	100
99-36	02/08/1999	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,307	MB 1.00	100	1.00	1,100,000	4.26	100	1.00	R07	2.50	894,280

TOTAL	8,320 SF	ZONING	FRNT	81	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE C/W 10...	LAND	894,300	813,000		
Inf1	FACTOR 100		BUILDING	476,800	430,500		
Inf2	PHY 100		DETACHED	8,400	8,000		
			OTHER	0	0		
			TOTAL	1,379,500	1,251,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 20 0.80	GARAGE	2005	240	43.80	8,400



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2009	SJ
MODEL	1		RESIDENTIAL	LIST	6/10/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/5/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	2,367	DETAIL ADJ	1.224
\$NLA(RCN)	\$292	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$9,401	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	976	1910	287.64	280,736
+	USF	L	UPPER STORY FIN	838	1910	261.58	219,202
D	OPA	N	OPEN PORCH	301		61.80	18,602
E	BAS	L	BASE AREA	105	2007	287.63	30,202
F	BAS	L	BASE AREA	224	2008	287.64	64,432
F	USF	L	UPPER STORY FIN	224	2008	261.58	58,594
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	691,055
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$476,800

