

Key: 312

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 299

LEGAL

LAND

DETACHED

BUILDING

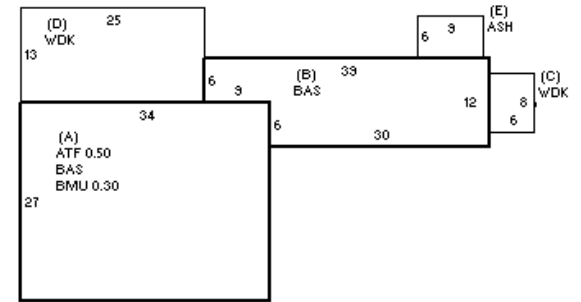
CURRENT OWNER				PARCEL ID				LOCATION			
MCCALL DONALD FENTON III & DONNA E				17-1-4-0				92 CEDAR ST			
92 CEDAR ST SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCCALL DONALD FENTON III				04/23/2020	QS	529,000	52647-22
				MCCAHON ANDREW J				09/30/2014	QS	465,000	44795-237
				JENNINGS CHRISTIAN T & RE				06/21/2002	QS	334,000	22299-31

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	%
98-145	11/16/1998	3	ALTERATIONS				100	100
92-844	11/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,596	WS 1.00	100	1.00	374,000	1.55	100	1.00	R03	0.85	326,590

TOTAL	24,596 SF	ZONING	FRNT	238	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	326,600	296,900
Inf1	FACTOR 100		BUILDING	345,200	306,900		
Inf2	PHY 100		DETACHED	14,000	13,300		
			OTHER	0	0		
			TOTAL	685,800	617,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	21X31		651	42.92	14,000



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/7/2021	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	9/21/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	mls		

YEAR BLT	1806	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	493.085
NET AREA	1,791	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	275		69.46	19,103	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	459	1806	171.70	78,808	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,332	1806	265.74	353,965	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	373		42.24	15,755	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	E	ASH	N	ATT SHED	54		24.59	1,328	BATHS	G
				INT FINISH	1	PLASTER	1.00	F22	O	FPL 2S 2OP	1		12,435.50	12,436	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O	FIREPLACE	1		8,594.30	8,594	ELECT	A	
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		7	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$3,097														
# UNITS		1	1.00														
																EFF.YR/AGE	1973 / 49
																COND	30 30 %
																FUNC	0
																ECON	0
																DEPR	30 % GD 70
																RCNLD	\$345,200