

Key: 315

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 302

LEGAL

LAND

DETACHED

BUILDING

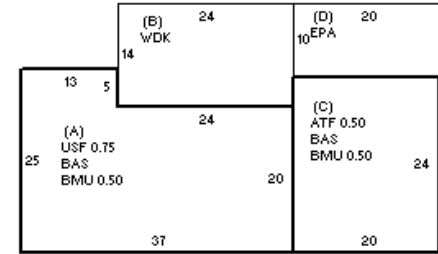
CURRENT OWNER				PARCEL ID				LOCATION			
RYAN NANCY E 48 CEDAR ST SCITUATE, MA 02066				17-1-6-0				48 CEDAR ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RYAN NANCY E				11/13/2013	F	100 43817-39					
RYAN NANCY E &				01/25/2011	F	-100 39583-158					
RYAN JAMES C & NANCY E				01/01/1979	QS	4394-44					

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	%
92-60	01/27/1992	3	ALTERATIONS				100	100
90-741	12/01/1990	3	ALTERATIONS				100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	WS 1.00	100	1.00	100	1.00	1.00	R03	0.85		323,250

TOTAL	21,780 SF	ZONING	W. SCITUATE	FRNT	182	ASSESSED	323,300	CURRENT	293,900	PREVIOUS	233,700
Ngh	W. SCITUATE	NOTE		LAND							
Infl1	FACTOR 100		BUILDING	251,100	DETACHED	0	0	0	0	0	
Infl2	PHY 100		OTHER	0	0	0	0	0	0	0	
			TOTAL	574,400	527,600						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/11/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/11/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1850	SIZE ADJ	1.000
NET AREA	2,129	DETAIL ADJ	1.122
\$NLA(RCN)	\$268	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		9	\$8,886
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	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
+	BMU	N	BSMT UNFINISHED	643		60.11	38,651
+	BAS	L	BASE AREA	1,285	1850	245.86	315,930
A	USF	L	UPPER STORY FIN	604	1850	223.58	135,045
B	WDK	N	WOOD DECK	336		42.24	14,192
C	ATF	L	ATTIC FINISH	240	1850	158.85	38,125
D	EPA	N	ENCLOSED PORCH	200		99.22	19,844

TOTAL RCN	570,672
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$251,100