

Key: 4083

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.902

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAYNARD ROBERT & LORI S/O CULLINANE THEODORE & JACLY 17 CLIFTON AV SCITUATE, MA 02066				38-7-22-0				17 CLIFTON AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CULLINANE THEODORE & JACL				05/01/2023	QS	786,000	(135327)				
MAYNARD ROBERT & LORI				07/18/2022	L	466,000	(134197)				
CASCADE FUNDING MORTGAGE				02/26/2021	L	416,100	(131613)				

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	%
22-0929	09/06/2022	3	ALTERATIONS	85,000	03/23/2023	JD	100	100
	12/21/2003	3	ALTERATIONS			PJB	100	100

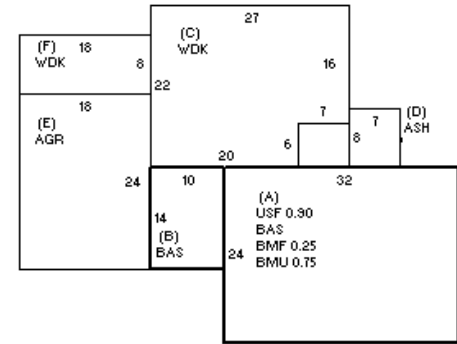
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,672 SC	1.00	100	1.00	100	1.00			R03	0.90	331,060

TOTAL	13,672 SF	ZONING	C/W 22R	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	331,100	317,700		
Infl1	FACTOR 100			BUILDING	376,900	220,700		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
TOTAL				708,000	538,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/21/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/23/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

G

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	438,263	
NET AREA	1,599	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		51.24	29,512	CONDITION ELEM	CD	
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	192		71.93	13,810	EXTERIOR	V	
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	691	1954	197.45	136,439	INTERIOR	G
STORIES	1.9	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	908	1954	217.12	197,149	KITCHEN	V		
ROOMS	6	1.00	FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	696		38.40	26,726	BATHS	G		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	D	ASH	N	ATT SHED	56		22.36	1,252	HEAT	U		
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	E	AGR	N	ATT GARAGE	432		45.82	19,794	ELECT	U		
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00	FPL	O	FIREPLACE	1			7,813.00	7,813				
TOT FIXTURES	7	\$5,768																
# UNITS	1	1.00																
																EFF.YR/AGE	2008 / 14	
																COND	14 14 %	
																FUNC	0	
																ECON	0	
																DEPR	14 % GD 86	
																RCNLD	\$376,900	