

Key: 4148

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.966

LEGAL

LAND

DETACHED

BUILDING

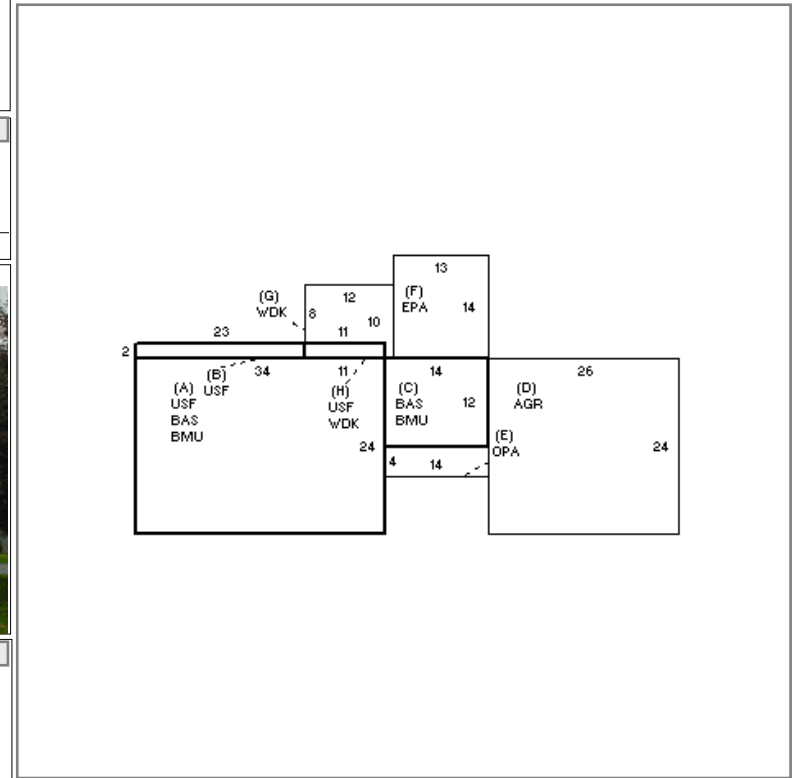
CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY DENNIS H & COLLEEN W 21 CANDLEWOOD DR SCITUATE, MA 02066				39-27-9-F				21 CANDLEWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY DENNIS H & COLLEEN				08/01/2012	QS	530,000	41741-47				
GAGNON MICHAEL W & KATHAR				04/20/2007	F	1	34416-201				
GAGNON MICHAEL W & KATHER				08/02/1985	QS	175,500	6233-215				

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	%
12-461	08/13/2012	2	ADDITIONS	2,500	07/31/2013	SJ	100	100
99-310	06/16/1999	2	ADDITIONS				100	100
92-540	06/01/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,820	OS 1.00	100	1.00	484,000	1.66	100	1.00	R04	1.10	419,940

TOTAL	22,825 SF	ZONING		FRNT	151	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	419,900	381,800			
Inf1	FACTOR 100		BUILDING	408,800	378,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>828,700</b>	<b>759,800</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/31/2013
MODEL	1		RESIDENTIAL	LIST	7/31/2013
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/4/2011
QUALITY	+	1.10	AVG +/GOOD - [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS  
FY12 FR- GOOD TO AVG

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	530,849		
NET AREA	1,868	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	984		52.10	51,266	CONDITION ELEM	CD		
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	984	1985	228.95	225,286	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	884	1985	208.20	184,053	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	624		46.08	28,756	KITCHEN			
				FLOOR COVER	13	COMB	1.00	E	OPA	N	OPEN PORCH	56		56.65	3,172	BATHS			
				INT FINISH	2	DRYWALL	1.00	F	EPA	N	ENCLOSED PORCH	182		99.22	18,058	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	120		42.24	5,069	ELECT			
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009				
																		EFF.YR/AGE	1995 / 27
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$408,800