

Key: 4149

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.967

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GARRITY JOEL & JENNIFER 27 CANDLEWOOD DR SCITUATE, MA 02066				39-27-9-E				27 CANDLEWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARRITY JOEL & JENNIFER				10/26/2020	QS	725,000	53691-319				
SULLIVAN PETER D & JEAN M				10/18/2006	QS	560,000	33531-63				
LAVANCHY STEVEN J & JULIE				07/30/1985	QS	179,900	6223-48				

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	%
16-554	09/20/2016	3	OTHERS	4,000	07/27/2021	JD	100	100
10-525	11/08/2010	3	ALTERATIONS	2,134	07/18/2017	SJ	100	100
93-225	05/04/1993	3	ALTERATIONS		07/12/2011	SJ	100	100
90-541	09/10/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	OS 1.00	100	1.00	100	1.00	484,000	1.87	100	1.00	R04 1.10	415,510

TOTAL	19,994 SF	ZONING	FRNT	153	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	415,500	377,700		
Inf1	FACTOR 100		BUILDING	384,400	356,500		
Inf2	PHY 100		DETACHED	28,800	27,400		
			OTHER	0	0		
TOTAL			828,700	761,600			

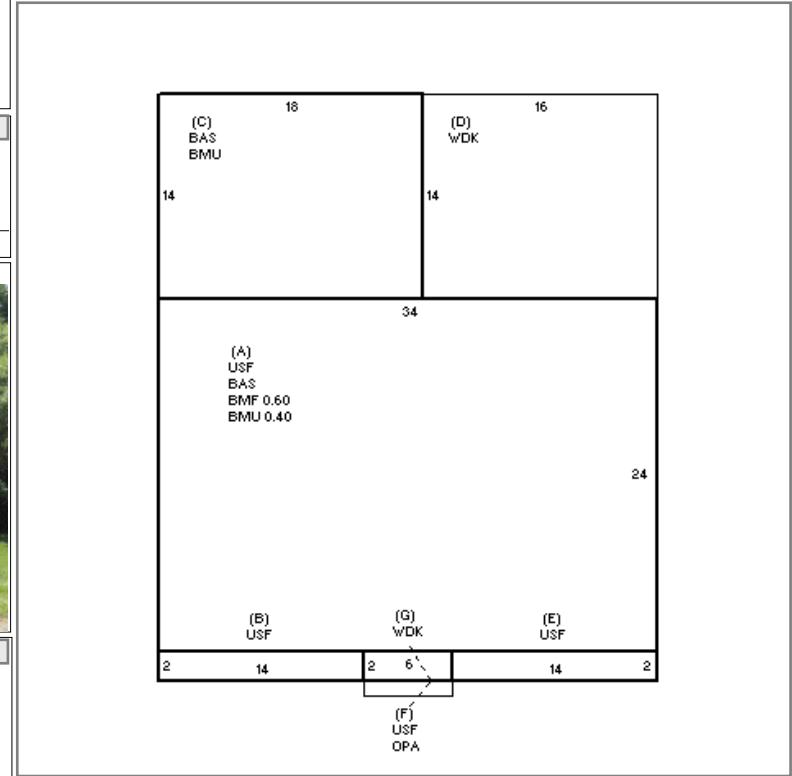
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	40 0.60	22 X 25	1986	550	44.81	14,800
IPG	A	1.00	30 0.70	16 X 34		544	36.75	14,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	468,803
NET AREA	1,952	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	578		46.31	26,767		
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	490		65.01	31,855		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,068	1985	206.42	220,452		
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	884	1985	187.71	165,938		
ROOMS	8	1.00		FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	230		38.40	8,832		
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	F	OPA	N	OPEN PORCH	12		51.50	618		
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	FPL	O		FIREPLACE	1		7,813.00	7,813		
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00										
TOT FIXTURES	8	\$6,528															
# UNITS	1	1.00															



CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$384,400	