

Key: 4672

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.431

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CULHANE EDWARD J JR TRUSTEE 50 OTIS PLACE SCITUATE, MA 02066				40-11-10-0				80 MARION RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CULHANE EDWARD J JR TRUST				03/06/2008	F		10 (111718)				
CULHANE CHARLOTTE M				06/26/1980	QS		63608-N/A				
FERRITER MARGARET J				01/01/1966	XX		(C00037288)				

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	%
19-768	10/15/2019	3	ALTERATIONS	21,000	07/13/2020	JD	100	100
18-381	06/13/2018	3	ALTERATIONS	11,000	06/13/2018	JD	100	100
13-167	04/02/2013	3	ALTERATIONS	14,000	08/01/2013	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,750	OS 1.00	100	1.00	100	1.00	440,000	7.27	100	1.00	R08 1.00	348,710

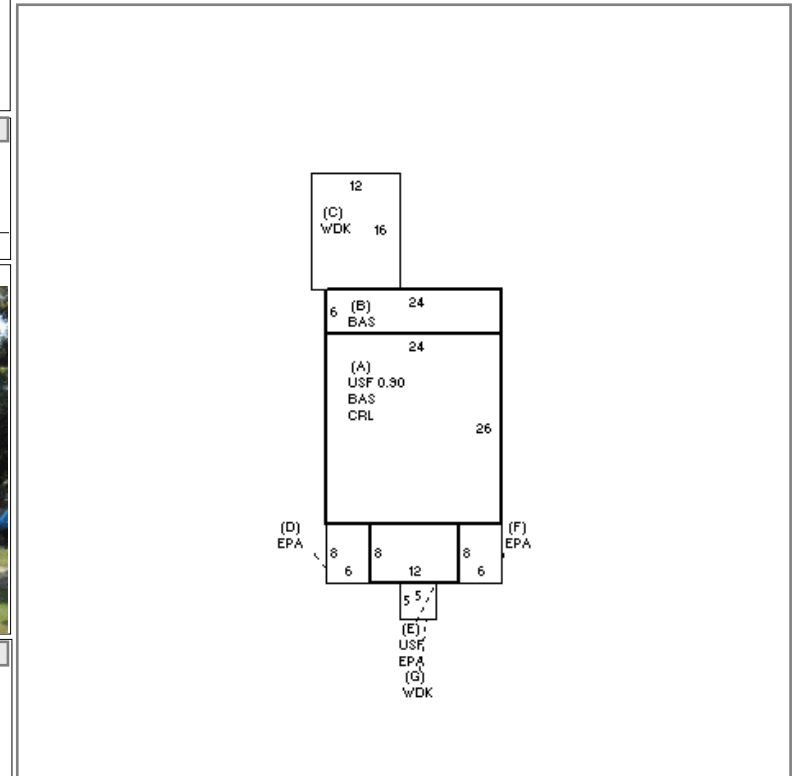
TOTAL	4,748 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	348,700	317,000		
Inf1	FACTOR 100		BUILDING	274,400	244,200		
Inf2	PHY 100		DETACHED	7,100	6,700		
			OTHER	0	0		
			TOTAL	630,200	567,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 12X18		216	54.75	5,900
PTD	V	1.50	40 0.60 10X14		140	14.22	1,200



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	403,508
NET AREA	1,426	DETAIL ADJ	1.200	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	624		12.34	7,702		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	658	1910	236.25	155,453		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	768	1910	259.79	199,519		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	217		38.40	8,333		
				FLOOR COVER	2	SOFTWOOD	1.00	+	EPA	N	ENCLOSED PORCH	192		90.20	17,318		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
				HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		1,610.00	1,610		
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	V
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1971 / 51
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$274,400