

Key: 4840

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.591

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COUNIHAN ROBERT & CRISTINA S/O BREEN ROBERT E. & ANNE M. 95 ELM ST SCITUATE, MA 02066				44-2-17-0				95 ELM ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BREEN ROBERT E. & ANNE M.				10/05/2023	QS	475,000	58341-259				
COUNIHAN ROBERT & CRISTIN				11/21/2022	F	100	57439-130				
COUNIHAN ROBERT & CRISTIN				01/22/2021	O	400,000	54250-116				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-476	11/21/2022	5	SPLIT/SUB/LA		01/06/2023	JD	100	100
		7	OTHERS		07/14/2022	JD	100	0
22-0705	07/01/2022	4	DEMO	25,000	05/18/2023	NC	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,001	SC 1.00	100	1.00	396,000	1.87	100	1.00	R03	0.90	339,960

TOTAL	20,001 SF	ZONING	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE Parent of parcel 44-2-17-A. New parcel now #93 (LOT 5)	LAND	340,000	357,100		
Infl1	FACTOR 100		BUILDING	0	62,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	340,000	419,900		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/18/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
CAPACITY			UNITS	ADJ													

TOTAL RCN	CONDITION ELEM	CD		
EFF.YR/AGE				
COND	FUNC	ECON	DEPR	% GD
RCNLD				