

Key: 4856

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.607

LEGAL

LAND

DETACHED

BUILDING

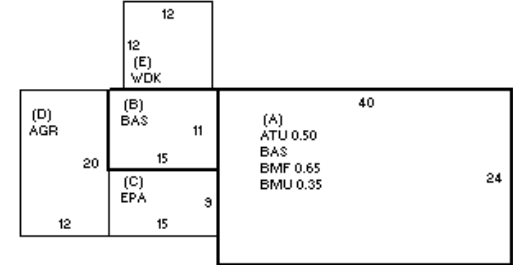
CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN STEPHANIE 15 SHADY LN SCITUATE, MA 02066				44-3-34-0				15 SHADY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CALLAHAN STEPHANIE				01/18/2017	F	100		48013-247			
CAMPBELL FRANK X &				07/29/2014	QS	415,000		44577-167			
BARRETTO JOHN R JR & KATH				07/01/1999	QS	208,000		17630-166			

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	%
14-227	05/08/2014	3	ALTERATIONS	7,000	09/24/2014	RJM	100	100
		6	CYCL GROWTH		08/09/2006		100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,093	SC 1.00	100	1.00	396,000	1.86	100	1.00	R03	0.90	340,080

TOTAL	20,093 SF	ZONING	FRNT	185	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,100	326,300
Inf1	FACTOR 100		BUILDING	293,400	260,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>633,500</b>	<b>587,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/24/2014	RJM
MODEL	1		RESIDENTIAL	LIST	9/24/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,125	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	336		47.70	16,027
\$NLA(RCN)	\$367	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	624		66.96	41,783
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	480		37.00	17,760
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,125	1958	263.58	296,530
				FLOOR COVER	14	COMB	1.00	C	EPA	N	ENCLOSED PORCH	135		90.20	12,177
				INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	240		56.05	13,452
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	WDK	N	WOOD DECK	144		38.40	5,530
				FUEL SOURCE	1	OIL	1.00	F11	O		FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	413,286
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1975 / 47
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$293,400