

Key: 541

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 484

LEGAL

LAND

DETACHED

BUILDING

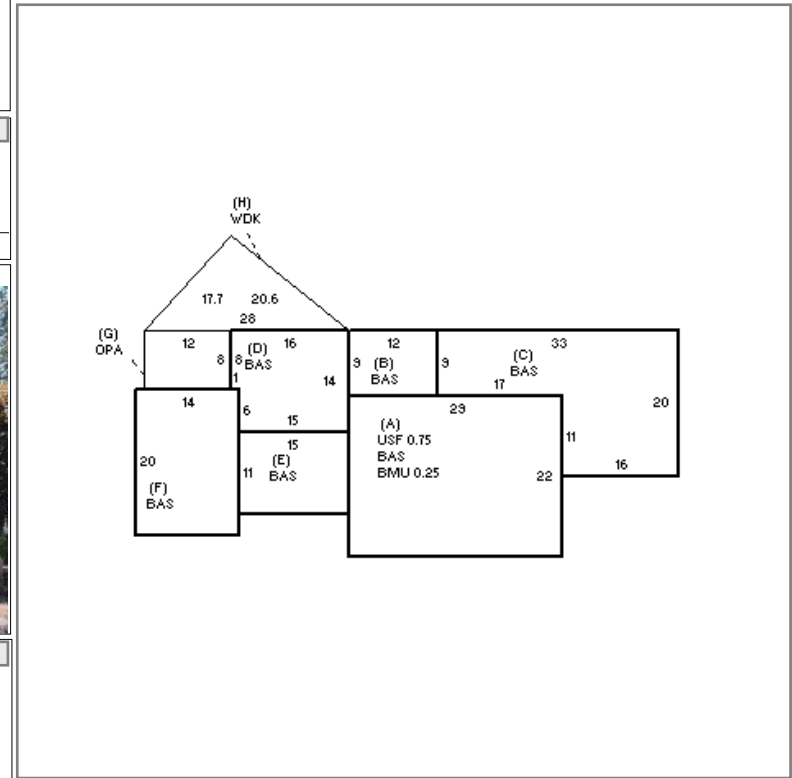
CURRENT OWNER				PARCEL ID				LOCATION			
MCCULLOCH KIRSTEN TR 25 CEDARWOOD RD SCITUATE, MA 02066				37-3-3-0				28 CEDARWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCULLOCH KIRSTEN TR				03/28/2013	F	100	42855-232				
STENFORS ALAN L & ELIZABE				01/01/1971	QS		3596-458				
FOSTER HERBERT F AND ALIC				01/01/1969	XX		3452-501				

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	%
94-509	10/18/1994	2	ADDITIONS				100	100
88-744	12/23/1988	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,479	SC	1.00	100	1.00	100	1.00	R03	0.90		348,100

TOTAL	26,484 SF	ZONING	FRNT	144	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	348,100	334,000
Inf1	FACTOR 100		BUILDING	373,400	336,900		
Inf2	PHY 100		DETACHED	8,600	8,200		
			OTHER	0	0		
					TOTAL	730,100	679,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50 GARAGE		384	44.98	8,600



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	2,361	DETAIL ADJ	1.100
\$NLA(RCN)	\$229	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	160		63.15	10,104
EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	479	1952	195.90	93,835
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,882	1952	215.42	405,414
ROOF COVER	1	ASPH SHINGLES	1.00	G	OPA	N	OPEN PORCH	96		51.50	4,944
FLOOR COVER	99	N/A	1.00	H	WDK	N	WOOD DECK	182		38.40	6,989
INT FINISH	99	N/A	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	541,206
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$373,400