Key: 5422

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,153

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEAHY KENNETH C TR 8 PRATT CT COHASSET, MA 02025	45-15-2-0	22 POPLAR AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEAHY KENNETH C TR	10/27/2022	F	1	(134674)
LEAHY KENNETH C	09/10/2015	QS	485,300	(122406)
BAUMANN GERARD R & REGINA	07/30/2004	QS	469,000	(105814)

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	%
04-117	03/08/2004	3	ALTERATIONS	20,000	08/12/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	HBR 1.00	100 1.00	100 1.00	506,000	3.13	100 1.00	R03 1.15			418,630

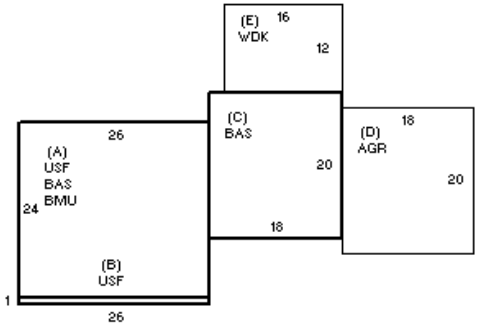
TOTAL	11,500 SF	ZONING		FRNT	98
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	418,600	380,600
BUILDING	302,000	283,600
DETACHED	0	0
OTHER	0	0
TOTAL	**720,600**	**664,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/28/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/14/2010	PL
LIST	10/14/2010	EST
REVIEW	3/25/2011	ER

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,634	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,800
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	624		55.28	34,493
+	USF	L	UPPER STORY FIN	650	1958	190.74	123,982
+	BAS	L	BASE AREA	984	1958	209.75	206,390
D	AGR	N	ATT GARAGE	360		48.38	17,416
E	WDK	N	WOOD DECK	192		38.40	7,373
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	402,693
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$302,000