Key: **544**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 487

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERNQUIST GARY J TR **20 CEDARWOOD RD** **SCITUATE, MA 02066**	**37-3-5-0**	**20 CEDARWOOD RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERNQUIST GARY J TR	08/10/2016	F	10	47300-264
FERNQUIST GARY J & THORA	05/18/2001	F		19858-210
FERNQUIST GARY J & THORA	09/03/1991	XX		10462-1

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

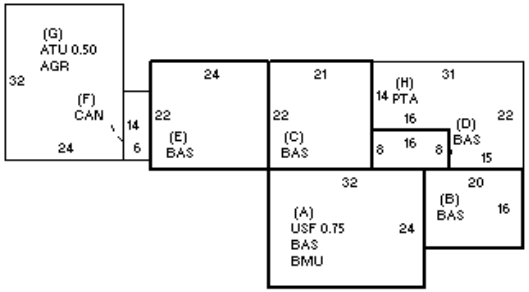
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-528	09/05/2007	7	OTHERS	100,000	07/07/2008	SJ	100	100
07-528	09/05/2007	7	OTHERS	100,000	08/07/2009	SJ	100	100
96-296	07/09/1996	3	ALTERATIONS				100	100
94-503	10/11/1994	3	ALTERATIONS				100	100
91-441	09/03/1991	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	396,000	1.00	100	1.00	R03	0.90			363,640
300	A	0.762	SC	1.00	100	1.00	100	1.00	17,820	1.00	100	1.00	R03	0.90			13,580

TOTAL	1.680 Acres	ZONING		FRNT	187
Ngh	SCITUATE	NOTE	C/W 4. CONS. WITH 37-3-11. CONFIRMATORY DEED. .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	377,200	362,700
BUILDING	530,000	478,100
DETACHED	54,400	51,800
OTHER	0	0
TOTAL	**961,600**	**892,600**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV	1.00	SHED	1995	500	1.10	600
LBN	G	1.20	10	0.90	36 X 44	2008	1,584	30.09	42,900
FBN	A	1.00	10	0.90	20 X 22	2008	440	27.60	10,900

PHOTO 10/07/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/7/2009	PL
LIST		
REVIEW	3/8/2011	KT

YEAR BLT	1939	SIZE ADJ	1.000
NET AREA	2,782	DETAIL ADJ	1.133
$NLA(RCN)	$276	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,985
# 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	2	WOOD SHINGLES	1.01
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		56.36	43,284
A	USF	L	UPPER STORY FIN	576	1939	216.70	124,817
+	BAS	L	BASE AREA	2,206	1939	238.29	525,661
F	CAN	N	CANOPY	84		18.70	1,571
G	AGR	N	ATT GARAGE	768		44.29	34,014
G	ATU	N	ATTIC UNF	384		40.70	15,629
H	PTA	N	PATIO	554		16.39	9,081
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	768,105
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	$530,000		