Key: 6014

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,717

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CULHANE EDWARD & JANEEN **50 OTIS PL** **SCITUATE, MA 02066**	**50-4-19-0**	**50 OTIS PL**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CULHANE EDWARD & JANEEN	08/20/2019	QS	865,000	51526-115
BURNELL THOMAS & SHARRON	07/06/1983	QS		5393-491
BURNELL THOMAS A & MYRTLE	01/01/1959	XX		2616-159

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

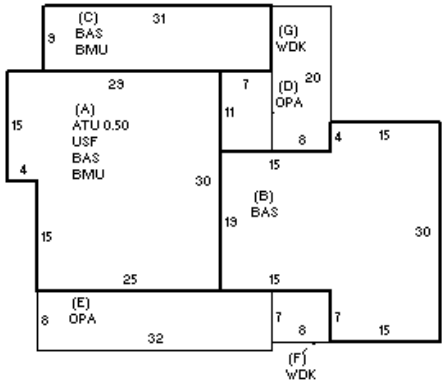
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-372	04/09/2021	3	ALTERATIONS	44,000	08/12/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,806	HBR 1.00	100 1.00	100 1.00	616,000	1.80	100 1.00	R08 1.40			530,460

TOTAL	20,806 SF	ZONING		FRNT	226
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	530,500	447,800
BUILDING	544,100	478,800
DETACHED	16,300	11,000
OTHER	0	0
TOTAL	**1,090,900**	**937,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	40 0.60	16 X 24		384	49.98	11,500
PTD	A 1.00	30 0.70	40X25		1,000	6.79	4,800

PHOTO 08/12/2021

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/21/2010	PL
LIST	10/21/2010	EST
REVIEW	8/12/2021	JD

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,634	DETAIL ADJ	1.200
$NLA(RCN)	$295	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$8,448
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	4	STEAM	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,089		50.66	55,173
A	USF	L	UPPER STORY FIN	810	1900	231.28	187,339
A	ATU	N	ATTIC UNF	405		40.70	16,484
+	BAS	L	BASE AREA	1,824	1900	254.33	463,891
+	OPA	N	OPEN PORCH	333		56.65	18,865
+	WDK	N	WOOD DECK	216		42.24	9,123
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	KIT	O	XTRA KITCHEN	1		7,165.40	7,165
	ODS	O	OUT DOOR SHOWER	1		1,771.00	1,771

TOTAL RCN	777,322

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$544,100