Key: 6054

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,753

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CULLY MICHELLE 165 EDWARD FOSTER RD SCITUATE, MA 02066	51-3-17-0	165 EDWARD FOSTER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CULLY MICHELLE	08/13/2020	QS	1,200,000	53244-59
LANE DOUGLAS M & KRISTEN	07/27/2016	F	1	47236-79
LANE DOUGLAS M	05/05/2006	QS	1,349,000	32635-120

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

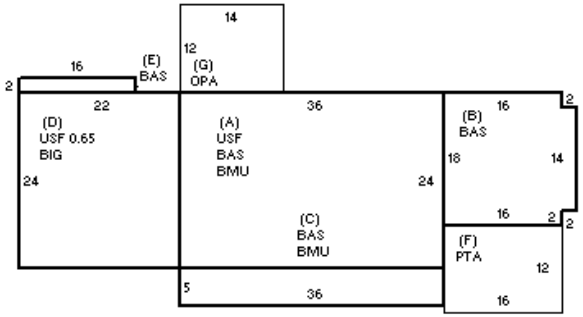
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0682	06/27/2022	2	ADDITIONS	75,100	05/24/2023	NC	100	100
10-387	08/26/2010	3	ALTERATIONS	18,000	08/09/2011	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
		2	ADDITIONS				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,411	CLF 1.00	100 1.00	100 1.00	1,320,000	3.44	100 1.00	WV6 3.00			1,085,960

TOTAL	10,411 SF	ZONING		FRNT	207
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	1,086,000	987,200
BUILDING	691,100	595,800
DETACHED	21,800	8,600
OTHER	0	0
TOTAL	**1,798,900**	**1,591,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	20 0.80	16 X 9		144	15.88	1,800
HTB	G 1.20	20 0.80			1	6,218.16	5,000
PTD	G 1.20	20 0.80			300	9.48	2,300
IPG	G 1.20	10 0.90	10X25	2022	250	56.25	12,700

PHOTO 05/24/2023

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	V	1.40	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/24/2021	JD
LIST	4/24/2021	EST
REVIEW	6/30/2023	MR

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	2,599	DETAIL ADJ	1.050
$NLA(RCN)	$332	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	11	$12,936
# 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	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,044		65.25	68,117
+	USF	L	UPPER STORY FIN	1,207	1979	257.85	311,220
+	BAS	L	BASE AREA	1,392	1979	283.54	394,682
D	BIG	N	BUILT-IN GARAGE	528		63.98	33,783
F	PTA	N	PATIO	192		20.86	4,005
G	OPA	N	OPEN PORCH	168		72.10	12,113
	WDK	N	WOOD DECK	144		53.76	7,742
	F21	O	FPL 2S 1OP	1		11,534.60	11,535
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		7,778.40	7,778

TOTAL RCN	863,912

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

EFF.YR/AGE	2002 / 20		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$691,100