

Key: 610

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 550

LEGAL

LAND

DETACHED

BUILDING

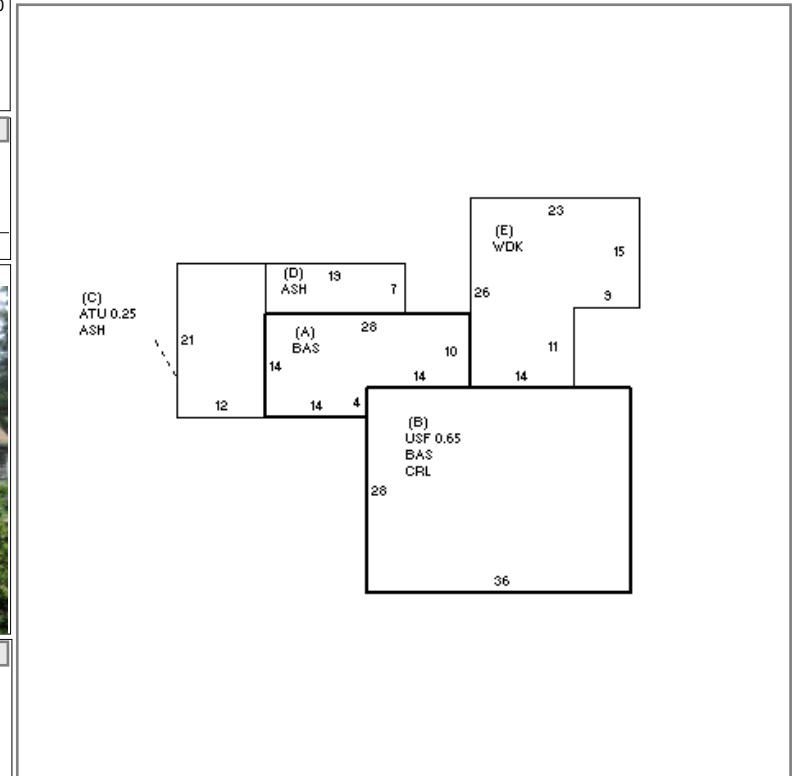
CURRENT OWNER				PARCEL ID				LOCATION			
VAUGHAN SUSAN LEE 436 C J CUSHING WAY SCITUATE, MA 02066				43-1-18-0				436 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VAUGHAN SUSAN LEE				12/30/2019	F	275,000	52168-338				
MORGAN DONALD REID & CYNT				02/15/1991	QS	180,000	10152-178				
ZOTTOLI JEANNE M				12/29/1980	XX		4939-227				

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	%
20-476	08/11/2020	2	ADDITIONS	10,000	08/03/2021	JD	100	100
20-62	01/27/2020	3	ALTERATIONS	7,700	07/20/2020		100	99

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	418,000	1.00	W95 0.95	PF1 1.00			383,840
300	A	0.127	WS 1.00	100	1.00	18,810	1.00	W95 0.95	PF1 1.00			2,390

TOTAL	1.045 Acres	ZONING	W	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	386,200	351,200		
Inf1	FACTOR 100		BUILDING	339,200	301,800			
Inf2	PHY 100		DETACHED	200	200			
			OTHER	0	0			
				TOTAL	725,600	653,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2020	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/3/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	530,072	
NET AREA	1,999	DETAIL ADJ	1.196	FOUNDATION	5	BRICK/STONE	1.00	+	BAS	L	BASE AREA	1,344	1750	241.02	323,936	CONDITION ELEM	CD	
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	CRL	N	BSMT CRAWL	1,008		10.50	10,584	EXTERIOR	F	
CAPACITY			UNITS	ADJ	ROOF SHAPE	6	SALTBOX	1.00	B	USF	L	UPPER STORY FIN	655	1750	219.18	143,566	INTERIOR	F
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	+	ASH	N	ATT SHED	385		16.02	6,167	KITCHEN	F	
ROOMS	7	1.00	FLOOR COVER	99	N/A	1.00	1.00	C	ATU	N	ATTIC UNF	63		37.00	2,331	BATHS	F	
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	1.00	E	WDK	N	WOOD DECK	499		38.40	19,162	HEAT	U	
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	1.04	F24	O	FPL 2S 4OP	1		18,585.00	18,585	ELECT	U		
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00	1.00											
TOT FIXTURES	6	\$5,741																
# UNITS	1	1.00																
																EFF.YR/AGE	1968 / 54	
																COND	36 36 %	
																FUNC	0	
																ECON	0	
																DEPR	36 % GD 64	
																RCNLD	\$339,200	