Key: 6115

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,818

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALKER AMY B 245 C J CUSHING WAY SCITUATE, MA 02066	52-1-3-0	245 C J CUSHING WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALKER AMY B	03/22/2013	QS	420,000	42834-205
WESLAR G; GOLDEN E & J &	02/25/2011	L	202,000	39695-21
FEDERAL NATIONAL MORT ASS	09/23/2010	L	325,538	39012-21

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

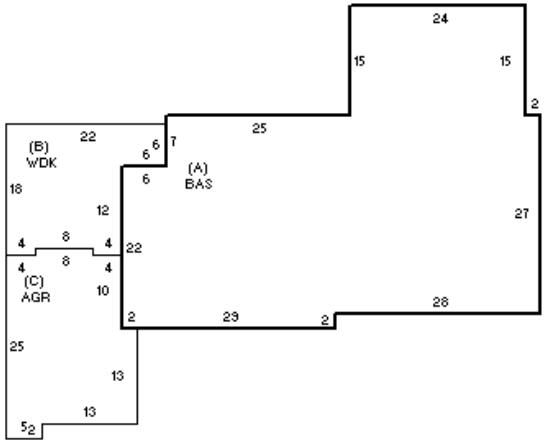
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1306	12/16/2022	3	ALTERATIONS	52,000	05/22/2023	NC	100	100
11-046	01/27/2011	2	ADDITIONS	150,000	08/08/2011	SJ	100	100
89-588	10/26/1989	3	ALTERATIONS				100	100
		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GB	1.00	100	1.00	100	1.00	374,000	1.00	100	1.00	R01	0.85			343,430
300	A	0.156	GB	1.00	100	1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85			2,630

TOTAL	1.074 Acres	ZONING		FRNT	185
Ngh	GREENBUSH	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	346,100	296,200
BUILDING	297,500	257,900
DETACHED	0	0
OTHER	0	0
TOTAL	**643,600**	**554,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/22/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/11/2009	PL
LIST	9/11/2009	EST
REVIEW	6/29/2023	MR

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,915	DETAIL ADJ	0.823
$NLA(RCN)	$189	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$3,950
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,915	1952	167.24	320,270
B	WDK	N	WOOD DECK	316		38.40	12,134
C	AGR	N	ATT GARAGE	412		46.44	19,132
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	362,767

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

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$297,500