

Key: 6121

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.824

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CORCORAN CHRISTOPHER & HINES-CORCORAN MARIKAY 46 CORNET STETSON RD SCITUATE, MA 02066				52-2-19-0				46 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORCORAN CHRISTOPHER & MCDONOUGH JANET & LEO J				12/13/2006	QS	680,000	33824-149				
				04/09/2003	F		24759-320				
VOLPE JANET				05/20/1999	QS	429,000	17475-15				

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 %
98-03	01/01/1998	1	NEW CONST				100 100

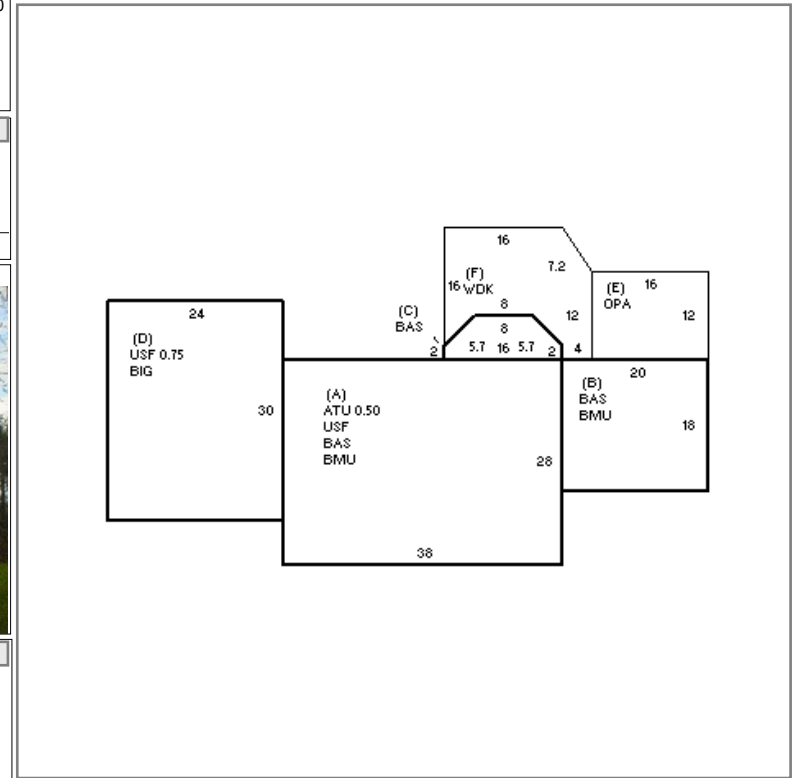
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.162	WS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	2,730

TOTAL	1.080 Acres	ZONING	FRNT	201	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M53		LAND	346,200	296,300
Inf1	FACTOR 100		BUILDING	688,800	638,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,035,000	935,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/15/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/15/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,108	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,424		51.78	73,739
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,604	1998	213.64	342,683
				ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	532		44.40	23,621
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,504	1998	234.93	353,333
				FLOOR COVER	13	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	720		50.85	36,614
				INT FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	192		61.80	11,866
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	WDK	N	WOOD DECK	268		46.08	12,349
				FUEL SOURCE	99	N/A	1.00	F11	O		FPL 1S 1OP	1		8,737.20	8,737

TOTAL RCN	871,927
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$688,800