

Key: 6138

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.840

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|--------------------|--------------|
| SPATH ANDREW J TR 41 CAVANAUGH ROAD SCITUATE, MA 02066 | | 54-2-7-0 | | 192 STOCKBRIDGE RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| SPATH ANDREW J TR | | 11/03/2021 | QS | 325,000 | 55960-154 |
| ROUSSEAU JOHN M & ABIGAIL | | 02/04/2011 | QS | 230,000 | 39629-17 |
| CLAPP ANNIE | | 01/01/1968 | QS | | 3368-91 |

| 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 | % |
| | | 7 | OTHERS | | 08/02/2022 | JD | 0 | 0 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 21,780 | GB 1.00 | 100 | 1.00 | 374,000 | 1.73 | 100 | 1.00 | R02 | 0.85 | 323,250 |

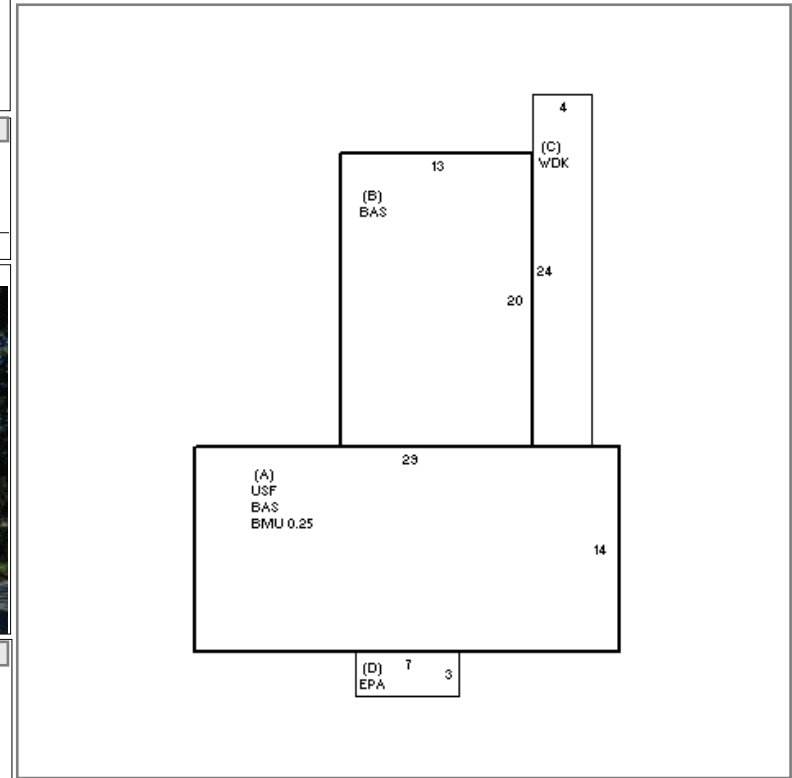
| TOTAL | 21,780 SF | ZONING | | FRNT | 316 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|--------|--------|--------------|----------------|----------------|
| Ngh | GREENBUSH | NOTE | | | | LAND | 323,300 | 276,600 |
| Inf1 | FACTOR 100 | | BUILDING | 48,700 | 43,300 | | | |
| Inf2 | PHY 100 | | DETACHED | 9,000 | 8,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 381,000 | 328,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| DGF | A | 1.00 | 60 0.40 | 1967 | 440 | 47.79 | 8,400 |
| SHF | A | 1.00 | 60 0.40 | | 40 | 17.03 | 300 |
| SHF | A | 1.00 | 60 0.40 | | 50 | 17.03 | 300 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 8/2/2022 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/2/2022 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/18/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1920 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,072 | DETAIL ADJ | 1.197 |
| \$NLA(RCN) | \$284 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 3 | \$2,873 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 11 | ASPH SHINGLE | 0.96 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| INT FINISH | 1 | PLASTER | 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 102 | | 63.15 | 6,441 |
| A | USF | L | UPPER STORY FIN | 406 | 1920 | 254.25 | 103,224 |
| + | BAS | L | BASE AREA | 666 | 1920 | 279.58 | 186,200 |
| C | WDK | N | WOOD DECK | 96 | | 38.40 | 3,686 |
| D | EPA | N | ENCLOSED PORCH | 21 | | 90.19 | 1,894 |

| TOTAL RCN | 304,318 |
|----------------|--------------|
| CONDITION ELEM | CD |
| EXTERIOR | P |
| INTERIOR | P |
| KITCHEN | P |
| BATHS | P |
| HEAT | O |
| ELECT | O |
| EFF.YR/AGE | 1952 / 70 |
| COND | 64 64 % |
| FUNC | 20 def maint |
| ECON | 0 |
| DEPR | 84 % GD 16 |
| RCNLD | \$48,700 |