

Key: 6151

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.853

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCNAMARA SHANE C 273 C J CUSHING WAY SCITUATE, MA 02066				47-2-25-0				273 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCNAMARA SHANE C				02/26/2016	QS	335,000	46627-155				
O'KEEFE JOHN & NORMA				12/29/2006	QS	275,000	33915-205				
DOLAN J F & DOLAN ROSEMAR				10/26/1988	QS		8789-123				

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	%
12-151	03/27/2012	7	OTHERS	26,000	08/09/2012	SJ	100	100
12-151	03/27/2012	7	OTHERS	26,000	08/05/2015	SJ	100	100
12-151	03/17/2012	7	OTHERS	26,000	08/07/2013	SJ	100	100
00-21	01/26/2000	4	DEMO				100	100
91-104		7	OTHERS				100	100

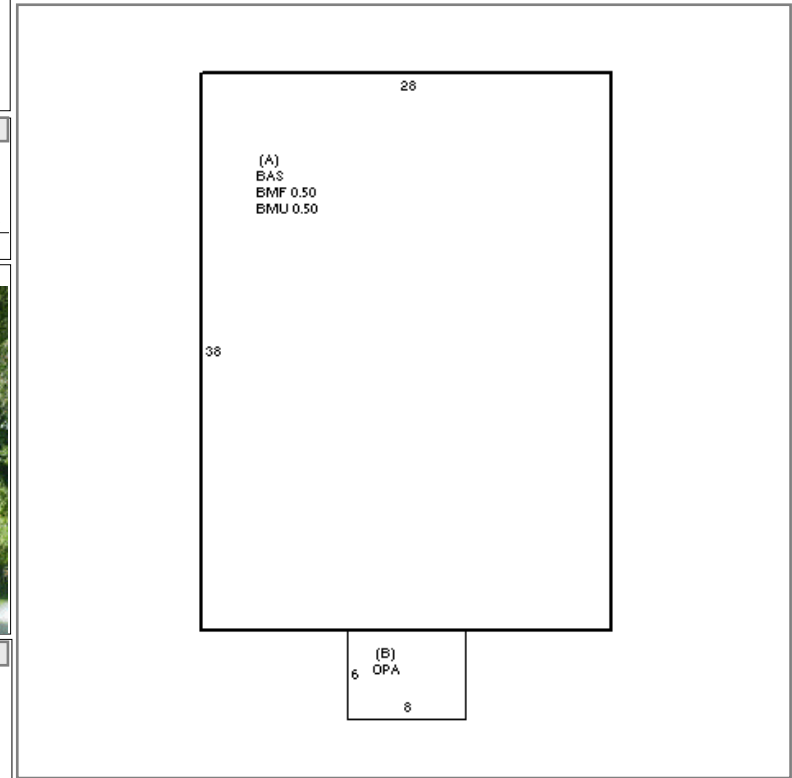
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,235	WS 1.00	100	1.00	374,000	3.20	100	1.00	R01 0.85		309,020

TOTAL	11,235 SF	ZONING	FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M53		LAND	309,000	264,400
Infl1	FACTOR 100		LAND	108,500	101,100		
Infl2	PHY 100		DETACHED	43,400	41,300		
			OTHER	0	0		
			TOTAL	460,900	406,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90 28 X 40	2014	1,120	43.05	43,400



BLDG COMMENTS
FY12 STYLE CHANGE FROM RANCH TO COTT/BUNG.



BUILDING	CD	ADJ	DESC	MEASURE	8/7/2013
MODEL	1		RESIDENTIAL	LIST	8/7/2013
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/18/2011
QUALITY	-	0.90	LOW +/- AVG - [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1918	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,064	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	532		41.72	22,193
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	532		58.56	31,155
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,064	1918	182.75	194,441
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	48		46.35	2,225
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	O	FPL 1S 1OP	1		6,552.90	6,553
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	258,440	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1955 / 67		
COND	58 58 %		
FUNC	0		
ECON	0		
DEPR	58 % GD 42		
RCNLD	\$108,500		