

Key: 622

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 561

LEGAL

LAND

DETACHED

BUILDING

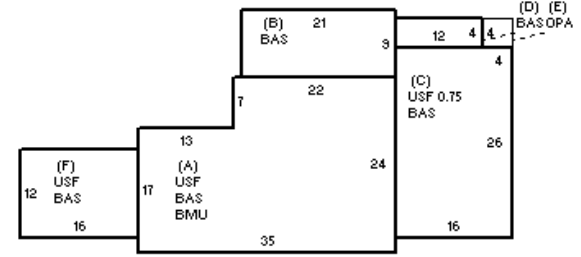
CURRENT OWNER				PARCEL ID				LOCATION			
CADMAN MATTHEW A & FANNING NORA K 62 CURTIS ST SCITUATE, MA 02066				26-1-1-0				62 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CADMAN MATTHEW A & HALL RICHARD A & TAMARA				08/31/2018	QS	532,000	50244-348				
				10/28/2016	QS	522,000	47665-101				
KINSELLA ELIZABETH &				01/21/2005	QS	549,900	29881-159				

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	%
23-0011	01/04/2023	2	ADDITIONS	113,542	05/17/2023	NC	100	100
		7	OTHERS		09/20/2006		100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,639	SC 1.00	100	100	396,000	2.35	100	1.00	R04	0.90	333,980

TOTAL	15,639 SF	ZONING	FRNT	263	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M32. . . .			LAND	334,000	320,500
Inf1	FACTOR 100		BUILDING	724,300	425,700		
Inf2	PHY 100		DETACHED	1,800	1,700		
			OTHER	0	0		
			TOTAL	1,060,100	747,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 SHED 8 X 10		80	15.97	1,000
S/V	A	1.00	SV 1.00 SHED		700	1.10	800



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2023	NC
MODEL	1		RESIDENTIAL	LIST	3/4/2013	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/27/2023	MR
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	852,161			
NET AREA	2,847	DETAIL ADJ	1.260	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	749		61.99	46,429	CONDITION ELEM	CD			
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	749	1900	262.02	196,256	EXTERIOR	G			
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	938	1900	288.13	270,268	INTERIOR	G			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	656	2023	288.13	189,014	KITCHEN	G			
				FLOOR COVER	24	COMB	1.00	+	USF	L	UPPER STORY FIN	504	2023	262.02	132,060	BATHS	A			
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	16		61.80	989	HEAT	A			
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	O	FPL 2S 1OP	1		9,886.80	9,887	ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2007 / 15	
																		COND	15 15%	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$724,300	