

Key: 6284

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.982

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ADDUCI ROBERT J JR & JULIE ANN				54-1-7-0				9 CEDARCREST LN			
9 CEDARCREST LANE SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				ADDUCI ROBERT J JR				06/14/1989	QS	193,500	9190-260
				MCCARTHY THOMAS J & DOROT				01/01/1974	QS		3904-330
				FAY EUGENE M AND JOAN M				01/01/1971	XX		3613-778

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 %
91-217	06/03/1991	3	ALTERATIONS				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	HBR 1.00	100	1.00	506,000	1.00	100	1.00	R04	1.15	464,650
300	A	0.372	HBR 1.00	100	1.00	22,770	1.00	100	1.00	R04	1.15	8,470

DETACHED

TOTAL	1.290 Acres	ZONING	FRNT	42	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE .REMOVED INFL3 (FY12)	LAND	473,100	430,500		
Infl1	FACTOR 100		BUILDING	313,000	278,500		
Infl2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	786,600	709,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	10/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/26/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	422,985													
NET AREA	2,018	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	364		49.16	17,896															
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,394	1966	201.69	281,149															
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	240		38.40	9,216															
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ENT	N	ENCLOSED ENTRY	35		97.71	3,420															
				FLOOR COVER	34	COMB	1.00	G	LLU	N	LOWER LEVEL UNF	208		58.55	12,179															
				INT FINISH	1	PLASTER	1.00	G	LLF	L	LOWER LEVEL FIN	624	1966	139.11	86,806															
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		8,239.00	8,239															
				FUEL SOURCE	99	N/A	1.00																							
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