

Key: 6298

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.001

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CHOQUETTE MARC & SLIWKOWSKI ALEXANDRA 27 CEDAR HILL LN SCITUATE, MA 02066				54-1-11-0				27 CEDAR HILL LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CHOQUETTE MARC & NISBET MICHAEL S & LISA V AHLBIN BARBARA E TR				12/07/2021	QS	900,000	56129-324	
						08/15/2017	QS	579,000	48798-306			
						07/19/2007	QS	621,500	34833-233			

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	%
22-0012	01/04/2022	3	ALTERATIONS	12,300	07/26/2022	JD	100	100
21-1067	07/22/2021	3	ALTERATIONS	23,500	07/26/2022	JD	100	100
62-652	12/31/2018	5	SPLIT/SUB/LA				100	100
11-587	09/20/2011	3	ALTERATIONS	38,262	08/28/2012	SJ	100	100
10-146	04/23/2010	3	ALTERATIONS	9,500	08/30/2010	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,110	HBR 1.00	100	1.00	100	1.00		R04	1.15		463,260

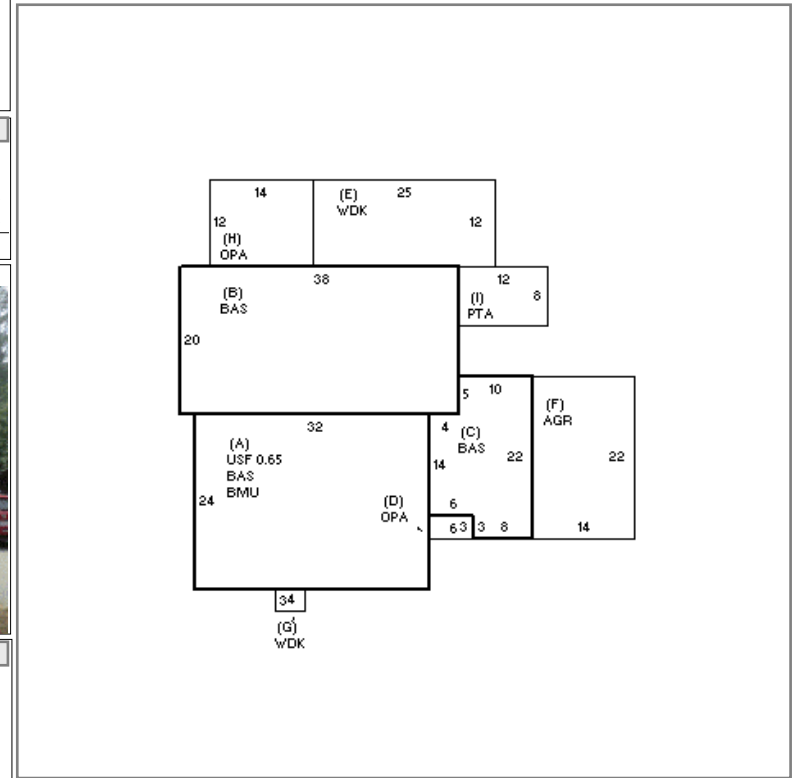
TOTAL	39,110 SF	ZONING	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E Includes 15,218 parcel acquired 7/17/18 - 54-1-23			LAND	463,300	421,100
Inf1	FACTOR 100		BUILDING	503,100	447,700		
Inf2	PHY 100		DETACHED	2,500	2,300		
			OTHER	0	0		
				TOTAL	968,900	871,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 20 0.80	21 X 10		210	14.60	2,500



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1947	SIZE ADJ	1.000
NET AREA	2,297	DETAIL ADJ	1.144
\$NLA(RCN)	\$288	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		56.36	43,284
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	499	1947	225.07	112,311
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,798	1947	247.50	445,001
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	186		56.65	10,537
FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	312		42.24	13,179
INT FINISH	1	PLASTER	1.00	F	AGR	N	ATT GARAGE	308		56.08	17,272
HEATING/COOLING	11	HW/COOL AIR	1.04	I	PTA	N	PATIO	96		16.39	1,573
FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 1OP	1		8,009.10	8,009
				ODS	O		OUT DOOR SHOWER	1		1,688.50	1,689

TOTAL RCN	661,915
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$503,100