

Key: 6482

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.183

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAHONY MEGAN R & WICKHAM THOMAS J 45 CRESCENT AV SCITUATE, MA 02066				56-2-8-0				45 CRESCENT AV			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MAHONY MEGAN R & MAHONY DEBORAH TR & MAHONY SEAN & DEBORAH				08/30/2019	A	1,400,000	51581-87
				09/11/2014	F	1 44729-122					
				10/11/2007	F	100 35171-215					

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	%
21-1149	08/11/2021	2	ADDITIONS	332,000	07/26/2022	JD	100	100
19-715	09/23/2019	3	ALTERATIONS	61,000	08/03/2020	JD	100	100
		3	ALTERATIONS		08/28/2006		100	100
05-588	09/19/2005	3	ALTERATIONS				100	100
05-201	05/03/2005	3	ALTERATIONS	28,000	07/20/2005	SJ	100	100

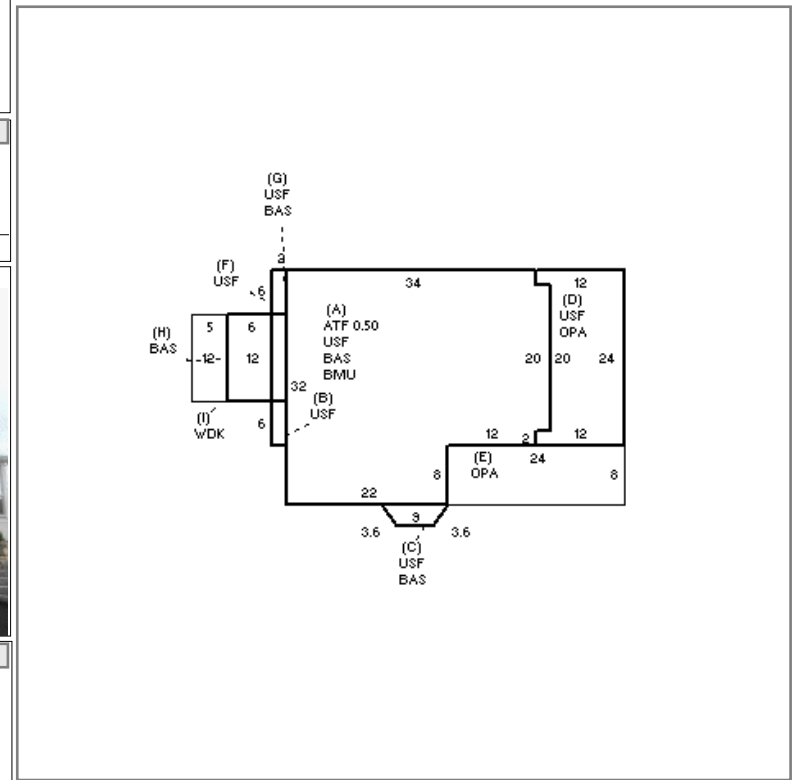
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CLF 1.00	100	1.00	1,540,000	3.58	100	1.00	WV8	3.50	1,264,170

TOTAL	10,019 SF	ZONING		FRNT	167	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE		LAND	1,264,200	1,182,100		
Inf1	FACTOR 100		BUILDING	1,134,500	937,200			
Inf2	PHY 100		DETACHED	1,900	1,800			
			OTHER	0	0			
				TOTAL	2,400,600	2,121,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20	10 0.90		200	10.43	1,900



BLDG COMMENTS
ROOF EPA



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2020	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	7/26/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1990	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,014	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,032		65.42	67,516
\$NLA(RCN)	\$376	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	516	1990	237.74	122,676
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,101	1990	334.62	368,421
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,053	1990	367.96	387,467
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	440		72.10	31,724
				INT FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	248	2021	334.62	82,986
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	96	2021	367.97	35,325
				FUEL SOURCE	2	GAS	1.00	I	WDK	N	WOOD DECK	60		53.76	3,226
									EPA	N	ENCLOSED PORCH	42		126.27	5,303
									BMG	O	BSMT GARAGE	2		3,487.40	6,975
									GEN	O	GENERATOR	1		0.00	
									GFP	O	GAS FIREPLACE	1		7,778.40	7,778
									ODS	O	OUT DOOR SHOWER	1		2,611.00	2,611

TOTAL RCN	1,134,463
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,134,500