

Key: 6599

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.303

LEGAL

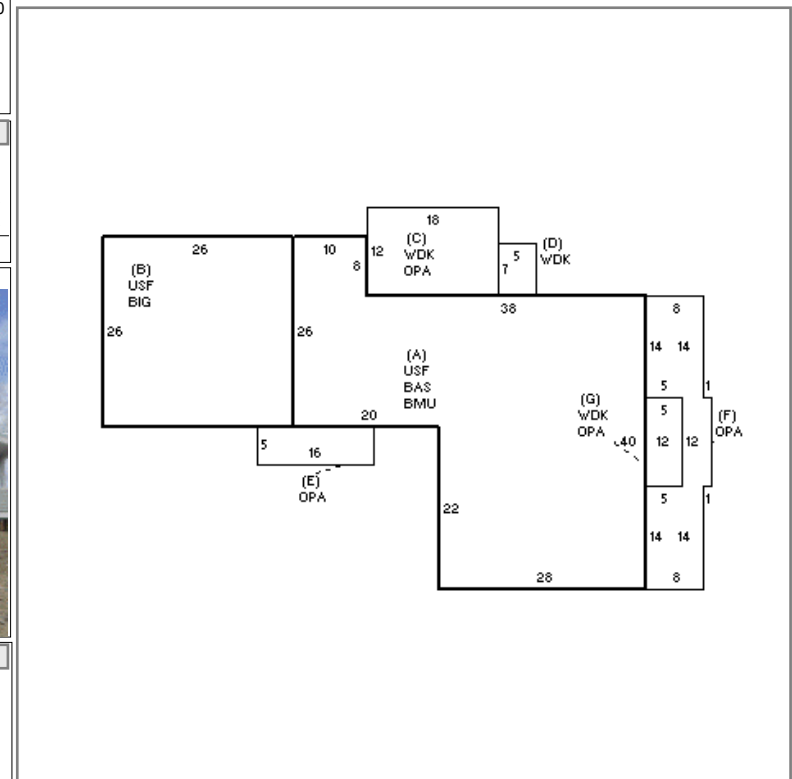
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
PACHECO SEAN 208 C J CUSHING WAY SCITUATE, MA 02066				58-1-1-C				208 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PACHECO SEAN				10/28/2020	P	350,000	53711-52				
DONAHUE DAVID T &				06/11/1979	QS	22,500	4670-58				
SCITUATE DEVELOPMENT CORP				01/01/1977	XX		4159-624				

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	%
23-0658	07/27/2023	1	NEW CONST	250,000				0
21-369	04/08/2021	1	NEW CONST	450,000	05/19/2021	JD	100	100
21-369	04/08/2021	1	NEW CONST	450,000	04/13/2022	JD	100	100
B-20-715	10/26/2020	1	NEW CONST	25,000				100
SS-20-28	01/24/2020	5	SPLIT/SUB/LA		05/19/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,000	GB 1.00	100	1.00	100	1.00	475,200	1.00	90	0.90	1.20					
300	A	0.028	GB 1.00	100	1.00	100	1.00	23,760	1.00	100	1.00	1.20					
TOTAL											41,201 SF	ZONING	FRNT	162	ASSESSED	CURRENT	PREVIOUS
Ngh											GREENBUSH	NOTE	LAND	437,000	397,300		
Inf1											FACTOR 100		BUILDING	1,503,700	1,255,300		
Inf2											PHY 100		DETACHED	0	0		
											OTHER		0	0			
TOTAL													1,940,700	1,652,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2021	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	4/13/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,518,864
NET AREA	3,796	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,560		59.23	92,406	CONDITION ELEM	CD
\$NLA(RCN)	\$400	OVERALL	1.000	EXT COVER			1.00	A	BAS	L	BASE AREA	1,560	2021	358.12	558,666	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,236	2021	325.67	728,200	INTERIOR	A
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	676		80.24	54,243	KITCHEN	A
ROOMS	8		1.00	FLOOR COVER	12	COMB	1.00	+	OPA	N	OPEN PORCH	628		72.10	45,279	BATHS	A
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	311		53.76	16,719	BATHS	A
BATHROOMS	3		1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03									HEAT	A
# 1/2 BATHS	2		1.00	FUEL SOURCE	2	GAS	1.00									ELECT	A
TOT FIXTURES	15	\$23,352														EFF.YR/AGE	2021 / 1
# UNITS	1	1.00														COND	1 1 %
																FUNC	0
																ECON	0
																DEPR	1 % GD 99
																RCNLD	\$1,503,700