

Key: 6619

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.320

LEGAL

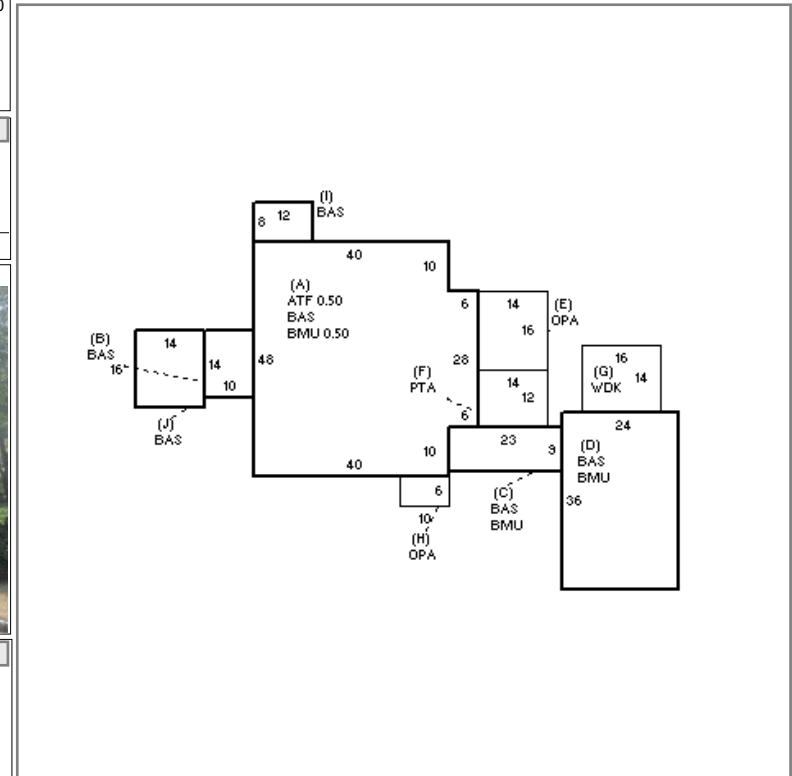
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
KELLEHER JAMES P & TRACEY F 28 NEAL GATE ST SCITUATE, MA 02066				58-2-3-0				121 C J CUSHING WAY				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
KELLEHER JAMES P & TRACEY				05/02/1994	A	255,000		12848-177				
HALL MELBA W				08/14/1989	XX	9297-31		07-744				
HALL ALBERT E & MELBA W				01/01/1954	QS	2279-394		07-744				
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GB 1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00	404,040
300	A	4,682	GB 1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00	92,700

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	%
20-773	11/05/2020	2	ADDITIONS	40,000	08/18/2021	JD	100	0
20-773	11/05/2020	2	ADDITIONS	40,000	08/02/2022	JD	100	100
07-744	12/14/2007	2	ADDITIONS	200,000	08/05/2008	SJ	100	100
07-744	12/14/2007	2	ADDITIONS	200,000	09/02/2009	SJ	100	100
95-188	04/01/1995	3	ALTERATIONS				100	100

TOTAL	5.600 Acres	ZONING	FRNT	78	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	496,700	456,300
Infl1	FACTOR 100		BUILDING	1,125,400	929,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,622,100	1,386,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/15/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,663	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	11		1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	3		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	12	\$15,375					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,442,861
+	BMU	N	BSMT UNFINISHED	2,115		56.05	118,549	CONDITION ELEM	CD
A	ATF	L	ATTIC FINISH	1,044	1900	186.51	194,715	EXTERIOR	A
+	BAS	L	BASE AREA	2,228	1900	288.66	643,140	INTERIOR	G
+	BAS	L	BASE AREA	1,071	2009	288.66	309,158	KITCHEN	G
+	OPA	N	OPEN PORCH	284		72.10	20,476	BATHS	G
F	PTA	N	PATIO	168		20.86	3,504	HEAT	A
G	WDK	N	WOOD DECK	224		53.76	12,043	ELECT	A
+	BAS	L	BASE AREA	320	2022	288.66	92,372		
	BMG	O	BSMT GARAGE	3		3,486.93	10,461		
	F21	O	FPL 2S 1OP	2		11,533.90	23,068		
EFF.YR/AGE								1997 / 25	
COND								22 22 %	
FUNC								0	
ECON								0	
DEPR								22 % GD 78	
RCNLD								\$1,125,400	