

Key: 6623

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.324

LEGAL

LAND

DETACHED

BUILDING

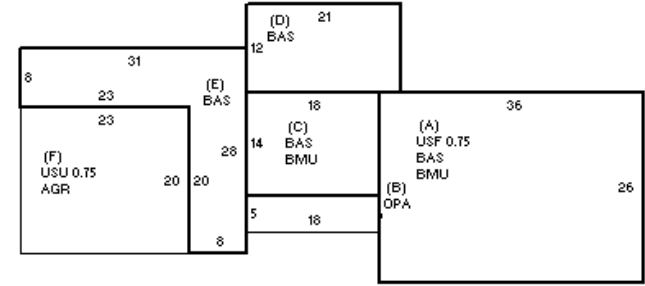
INDING

CURRENT OWNER				PARCEL ID				LOCATION				
MACLEAN ROBERT T TR & FORGIONE KASEY LEE TR 155 C J CUSHING WAY SCITUATE, MA 02066				58-2-5-A				155 C J CUSHING WAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MACLEAN ROBERT T TR & MACLEAN ROBERT T & LANNON JOHN JR & JOANNE				02/23/2021 10/24/2018 01/01/1977	F V QS	1 828,000 4212-306	54449-290 50440-55 4212-306	
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	374,000	1.00	100	1.00	R01	0.85	343,430
300	A	0.792	GB 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	13,330

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	%
11-782		3	ALTERATIONS	9,000	08/30/2012	SJ	100	100
12-098	02/29/2012	3	ALTERATIONS	20,000	08/30/2012	SJ	100	100
12-018	01/13/2012	3	ALTERATIONS	8,000	08/30/2012	SJ	100	100
93-30	01/20/1993	2	ADDITIONS				100	100

TOTAL	1.710 Acres	ZONING	FRNT	267	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	356,800	305,900
Inf1	FACTOR 100		BUILDING	563,400	501,000		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
					TOTAL	920,700	807,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1988	40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	9/29/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/29/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/15/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	722,277
NET AREA	2,550	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,188		49.51	58,813		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	702	1976	215.50	151,282		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	90		56.65	5,099		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,848	1976	236.97	437,927		
				FLOOR COVER	14	COMB	1.00	F	AGR	N	ATT GARAGE	460		49.58	22,805		
				INT FINISH	2	DRYWALL	1.00	F	USU	N	UPPER STORY UNF	345		94.99	32,772		
				HEATING/COOLING	2	HOT WATER	1.02		FPL	O	FIREPLACE	1		8,594.30	8,594		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1998 / 24
																COND	21 21 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$563,400