

Key: 679

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 618

LEGAL

LAND

DETACHED

BUILDING

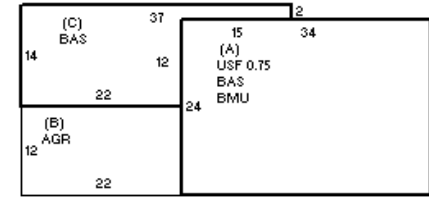
CURRENT OWNER				PARCEL ID				LOCATION			
SHANAHAN EDWARD D & RAE C TRS 296 COUNTRY WAY SCITUATE, MA 02066				37-1-15-A				296 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHANAHAN EDWARD D & RAE C				05/19/2021	F	1	55007-198				
SHANAHAN EDWARD D & RAE C				04/26/2012	QS	422,000	41283-253				
BAHAMONDE MARTY J &				07/28/2004	QS	445,000	28748-116				

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 %
90-216	05/09/1990	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,480	SC 1.00	100	1.00	396,000	1.55	100	1.00	R02	0.90	345,660

TOTAL	24,480 SF	ZONING	FRNT 188	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	345,700	331,700
Infl1	FACTOR 100		BUILDING	348,700	314,300	
Infl2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
				TOTAL	694,400	646,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/15/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	1,766	DETAIL ADJ	1.122
\$NLA(RCN)	\$263	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,386
# UNITS		1	1.00

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	816		50.18	40,949
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	612	1970	210.57	128,869
ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	264		53.94	14,239
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,154	1970	231.55	267,210
FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 10P	1		8,239.00	8,239
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	464,892
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$348,700