

Key: 6838

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.533

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VEGNANI ANTHONY & ANNE 100 C J CUSHING WAY SCITUATE, MA 02066				62-1-1-0				98 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VEGNANI ANTHONY & ANNE				04/27/2005	QS	950,000	30416-207				
PRIESTLEY SUSAN E				09/21/1999	G2	599,900	17880-247				
O'SULLIVAN JANE E				01/01/1979	XX		4481-76				

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 %
99-587		7	OTHERS		09/20/2006		100 100
97-322	11/29/1999	2	ADDITIONS		01/06/2004	PJB	100 100
93-85	06/18/1997	3	ALTERATIONS				100 100
	02/18/1993	3	ALTERATIONS				100 100

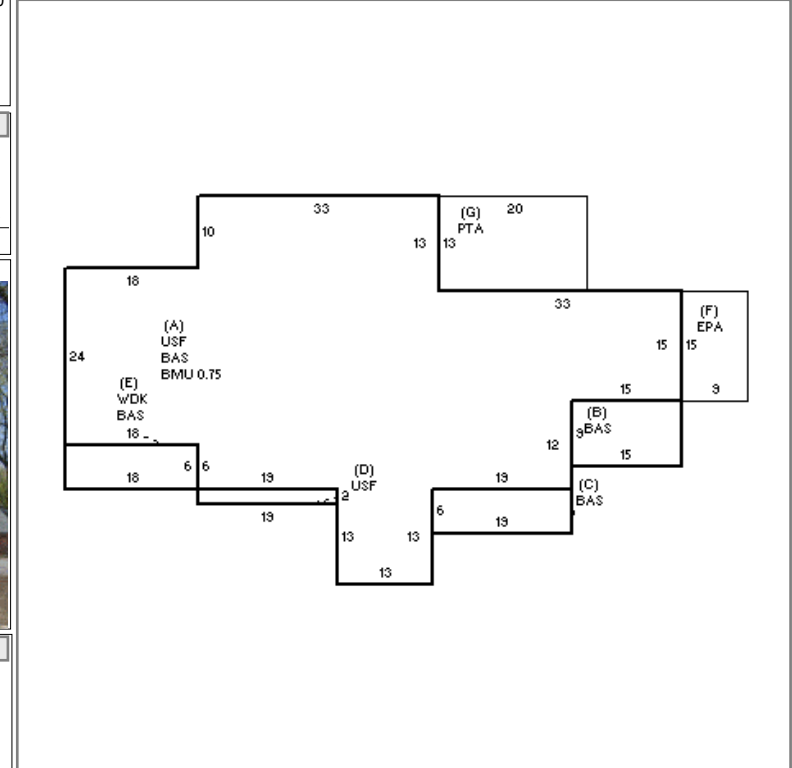
LAND

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	1.008 GB	1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	16,960

TOTAL	1.926 Acres	ZONING	FRNT	435	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	360,400	309,200
Inf1	FACTOR 100		BUILDING	1,160,800	1,032,700		
Inf2	PHY 100		DETACHED	34,800	33,200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,556,000</b>	<b>1,375,100</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	-	0.90 50 0.50			1,492	22.98	17,100
SHF	A	1.00 30 0.70		1985	50	17.03	600
IPG	A	1.00 30 0.70			700	34.84	17,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/26/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/14/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1834	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,568,645
NET AREA	5,659	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,974		48.60	95,936		
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	2,632	1834	260.70	686,170		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	2,632	1834	237.08	623,998		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	357	1900	260.70	93,071		
				FLOOR COVER	2	SOFTWOOD	1.00	D	USF	L	UPPER STORY FIN	38	1900	237.09	9,010		
				INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	108		46.08	4,976		
				HEATING/COOLING	2	HOT WATER	1.02	F	EPA	N	ENCLOSED PORCH	135		108.24	14,612		
				FUEL SOURCE	99	N/A	1.00	G	PTA	N	PATIO	260		17.88	4,649		
									F21	O	FPL 2S 1OP	2		9,886.20	19,772		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$1,160,800