

Key: 6981

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.673

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--------------------|----|------------|--|--------------|--|--|--|
| FLAHERTY ROBERT E & SUSAN B TRS | | | | 64-4-8-0 | | | | 10 CLIFF AV | | | |
| 10 CLIFF AV | | | | SCITUATE, MA 02066 | | | | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| FLAHERTY ROBERT E & FLAHERTY ROBERT E & SUSAN | | | | 06/09/2015 | F | 1 45647-48 | | 39965-219 | | | |
| BEAUDRY THOMAS R & DONNA | | | | 05/25/2011 | QS | 625,000 | | 21247-211 | | | |
| | | | | 12/28/2001 | QS | 470,000 | | | | | |

| 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 | % |
| 12-397 | | 2 | ADDITIONS | 89,000 | 06/17/2013 | SJ | 100 | 100 |
| 05-482 | 08/08/2005 | 3 | ALTERATIONS | 4,800 | 08/29/2006 | SJ | 100 | 100 |
| 04-183 | 04/07/2004 | 3 | ALTERATIONS | 26,000 | 09/15/2004 | SJ | 100 | 100 |
| 92-445 | 06/01/1992 | 3 | ALTERATIONS | | | | 100 | 100 |
| 89-131 | 04/06/1989 | 2 | ADDITIONS | | | | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 10,000 | CLF 1.00 | 100 | 1.00 | 100 | 1.00 | 891,000 | 3.58 | 90 | 0.90 | WV5 2.25 | 731,410 |

| TOTAL | 10,000 SF | ZONING | FRNT | 109 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|----------------------------------|----------|--------------|------------------|------------------|----------|
| Ngh | CLIFFS | NOTE INFL 3 = OBSTRUCTED VIEW | LAND | 731,400 | 679,700 | | |
| Inf1 | FACTOR 100 | | BUILDING | 476,800 | 424,100 | | |
| Inf2 | PHY 100 | | DETACHED | 6,300 | 6,000 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 1,214,500 | 1,109,800 | |

DETACHED

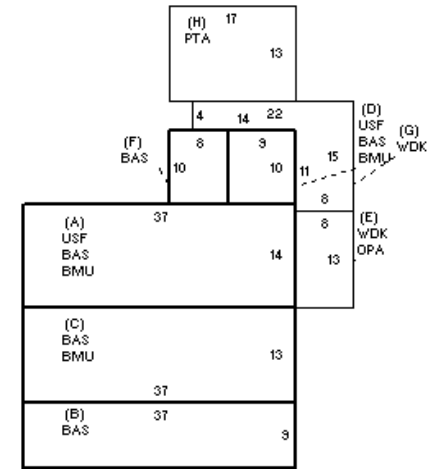
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| DGF | A | 1.00 | 70 0.30 22X20 | | 440 | 47.79 | 6,300 |



BLDG COMMENTS

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/3/2020 | JD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/3/2020 | JD |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/11/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1900 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA | 2,110 | DETAIL ADJ | 1.224 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| \$NLA(RCN) | \$305 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 |
| CAPACITY | | | | ROOF SHAPE | 2 | HIP | 1.00 |
| STORIES | 2 | ADJ | 1.00 | ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| ROOMS | 6 | | 1.00 | FLOOR COVER | 2 | SOFTWOOD | 1.00 |
| BEDROOMS | 3 | | 1.00 | INT FINISH | 1 | PLASTER | 1.00 |
| BATHROOMS | 2 | | 1.00 | HEATING/COOLING | 2 | HOT WATER | 1.02 |
| # 1/2 BATHS | 0 | | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 |
| TOT FIXTURES | 6 | \$6,463 | | | | | |
| # UNITS | 1 | 1.00 | | | | | |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|------|---|-----------------|-------|------|-----------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,089 | | 50.66 | 55,173 |
| + | USF | L | UPPER STORY FIN | 608 | 1900 | 244.43 | 148,611 |
| + | BAS | L | BASE AREA | 1,502 | 1900 | 268.78 | 403,706 |
| E | OPA | N | OPEN PORCH | 104 | | 56.65 | 5,892 |
| + | W/DK | N | WOOD DECK | 280 | | 42.24 | 11,827 |
| H | PTA | N | PATIO | 221 | | 16.39 | 3,622 |
| F21 | O | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 |
| GEN | O | O | GENERATOR | 1 | | 0.00 | |

| TOTAL RCN | 644,356 |
|-------------------|------------|
| CONDITION ELEM CD | |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | V |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1984 / 38 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$476,800 |