

Key: 706

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 645

LEGAL

LAND

DETACHED

BUILDING

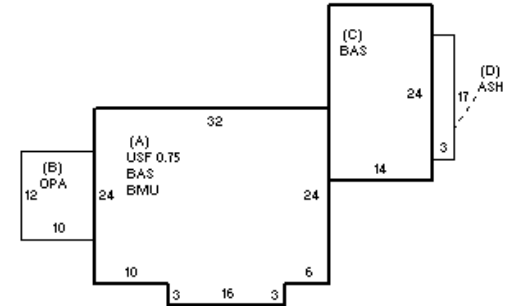
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| CHISHOLM KENNETH J & MARYANNE 41 CEDARWOOD ROAD SCITUATE, MA 02066 | | | | 32-1-5-0 | | | | 41 CEDARWOOD RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CHISHOLM KENNETH J & MARY | | | | 07/27/1992 | QS | | 11142-167 | | | | |
| DARCY MARYANNE | | | | 01/01/1979 | XX | | 4533-328 | | | | |
| D'ARCY JOHN A JR & MARYAN | | | | 01/01/1971 | XX | | 3576-601 | | | | |

| 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 | % |
| 92-248 | 04/03/1992 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 16,995 | SC 1.00 | 100 | 1.00 | 396,000 | 2.17 | 100 | 1.00 | R03 | 0.90 | 335,900 |

| TOTAL | 16,995 SF | ZONING | FRNT | 110 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | SCITUATE | NOTE | | | LAND | 335,900 | 322,300 |
| Inf1 | FACTOR 100 | | BUILDING | 220,300 | 204,800 | | |
| Inf2 | PHY 100 | | DETACHED | 7,800 | 7,400 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 564,000 | 534,500 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| DGF | - | 0.90 40 0.60 | GARAGE | | 264 | 49.28 | 7,800 |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/24/2009 | PL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/8/2011 | KT |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1938 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 500,743 | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|---|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|---------|----------|------|---------|---|-------|----------|------|------|-----------|----|---------|-------------|-----------|------|--------------|---|---------|---------|---|------|
| NET AREA | 1,764 | DETAIL ADJ | 1.122 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 55.20 | 45,044 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$284 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | USF | L | UPPER STORY FIN | 612 | 1938 | 231.86 | 141,901 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 120 | | 56.65 | 6,798 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,152 | 1938 | 254.97 | 293,721 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | ASH | N | ATT SHED | 51 | | 24.59 | 1,254 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | F21 | O | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | | INTERIOR | | KITCHEN | | BATHS | | HEAT | | ELECT | | | | | | | | | | | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1956 / 66</td> </tr> <tr> <td>COND</td> <td>56</td> <td>56 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>56</td> <td>% GD 44</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$220,300</td> </tr> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 1956 / 66 | | COND | 56 | 56 % | FUNC | 0 | | ECON | 0 | | DEPR | 56 | % GD 44 | RCNLD | \$220,300 | | | | | | | |
| EFF.YR/AGE | 1956 / 66 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 56 | 56 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 56 | % GD 44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCNLD | \$220,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <tr> <th>CAPACITY</th> <th>UNITS</th> <th>ADJ</th> </tr> <tr> <td>STORIES</td> <td>1.75</td> <td>1.00</td> </tr> <tr> <td>ROOMS</td> <td>5</td> <td>1.00</td> </tr> <tr> <td>BEDROOMS</td> <td>3</td> <td>1.00</td> </tr> <tr> <td>BATHROOMS</td> <td>1</td> <td>1.00</td> </tr> <tr> <td># 1/2 BATHS</td> <td>0</td> <td>1.00</td> </tr> <tr> <td>TOT FIXTURES</td> <td>3</td> <td>\$2,962</td> </tr> <tr> <td># UNITS</td> <td>1</td> <td>1.00</td> </tr> </table> | | | | | | | | | | | | | | CAPACITY | UNITS | ADJ | STORIES | 1.75 | 1.00 | ROOMS | 5 | 1.00 | BEDROOMS | 3 | 1.00 | BATHROOMS | 1 | 1.00 | # 1/2 BATHS | 0 | 1.00 | TOT FIXTURES | 3 | \$2,962 | # UNITS | 1 | 1.00 |
| CAPACITY | UNITS | ADJ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| STORIES | 1.75 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROOMS | 5 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BEDROOMS | 3 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHROOMS | 1 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # 1/2 BATHS | 0 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOT FIXTURES | 3 | \$2,962 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |