

Key: 709

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 648

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RAWSTON BRIAN 53 CEDARWOOD RD SCITUATE, MA 02066				32-1-8-0				53 CEDARWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RAWSTON BRIAN				06/09/2017	QS	500,000	48525-163				
BURKE DEVELOPMENT LLC				01/17/2017	L	296,000	48007-62				
BANK OF AMERICA NATIONAL				05/05/2016	L	390,000	46890-45				

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	%
17-86	02/22/2017	3	ALTERATIONS	8,000	07/10/2017	SJ	100	100

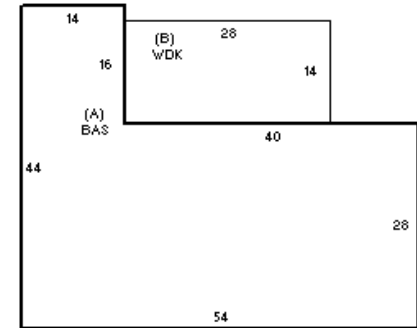
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,665	SC 1.00	100	1.00	100	1.00	396,000	2.21	100	1.00	R03 0.90	335,440

TOTAL	16,665 SF	ZONING	FRNT 108	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE . LIFE ESTATE/DONALD E & CAROLYN. . .	LAND	335,400	321,900	
Inf1	FACTOR 100		BUILDING	298,600	265,700	
Inf2	PHY 100		DETACHED	20,400	19,500	
			OTHER	0	0	
			<b>TOTAL</b>	<b>654,400</b>	<b>607,100</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 GARAGE	1968	672	42.62	20,000
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	9/14/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
OTHER FIX=SINK

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	331,818		
NET AREA	1,736	DETAIL ADJ	0.849	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,736	1953	175.93	305,409	CONDITION ELEM	CD		
\$NLA(RCN)	\$191	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	392		38.40	15,053	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	V		
				FLOOR COVER	99	N/A	1.00									BATHS	V		
				INT FINISH	99	N/A	1.00									BATHS	V		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	U		
				FUEL SOURCE	99	N/A	1.00									ELECT	U		
																	EFF.YR/AGE	2012 / 10	
																	COND	10 10 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	10 % GD 90	
																	RCNLD	\$298,600	