

Key: 711

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 650

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MEEHAN THOMAS E & CAROLINE				32-1-10-0				61 CEDARWOOD RD			
61 CEDARWOOD RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				MEEHAN THOMAS E & CAROLINE				07/15/2014	QS	420,000	44528-260
				COUGHLIN SEAN M & MICHELL				08/10/2009	QS	405,000	37595-68
				LEMBO PETER M & BEVERLY				01/01/1972	QS		3703-379

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	%
10-055	03/03/2010	3	ALTERATIONS	4,500	08/03/2010	SJ	100	100

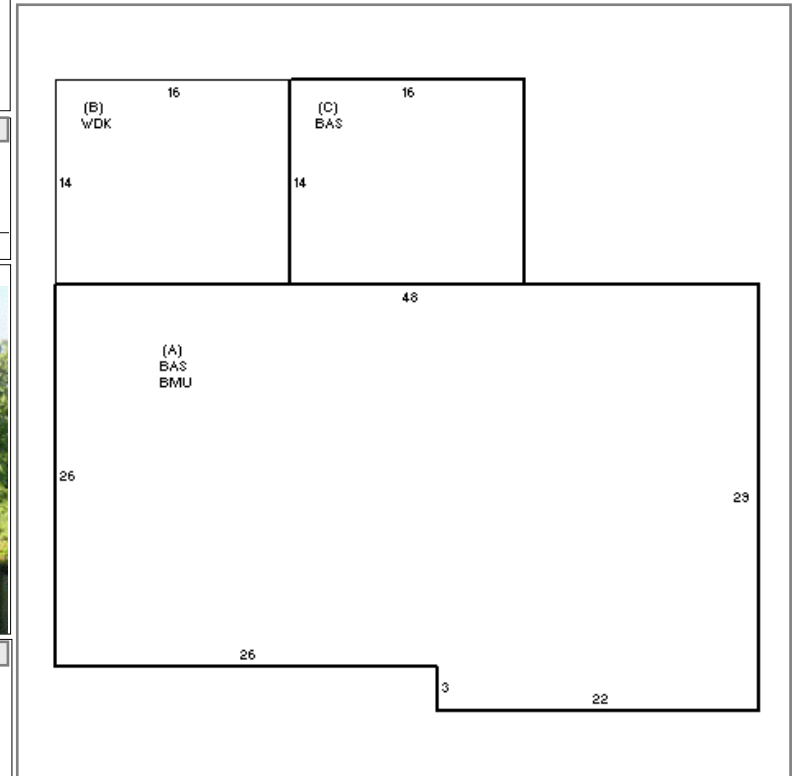
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,550	SC 1.00	100	1.00	396,000	2.36	100	1.00	R03	0.90	333,840

TOTAL	15,550 SF	ZONING	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	333,800	320,400
Infl1	FACTOR 100		BUILDING	278,900	248,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	612,700	568,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/3/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/3/2010	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%]			

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	1,538	DETAIL ADJ	0.867
\$NLA(RCN)	\$239	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,162	
# 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	1,314		43.95	57,753
EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	224		38.40	8,602
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,538	1955	184.41	283,620
ROOF COVER	1	ASPH SHINGLES	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491
FLOOR COVER	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347
INT FINISH	99	N/A	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	366,975
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1992 / 30
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$278,900