

Key: 725

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 664

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
MORRIS KEVIN & PRINCIPE LINDSEY T 33 CUDWORTH RD SCITUATE, MA 02066				37-1-21-F				33 CUDWORTH RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MORRIS KEVIN & BEECHER JENNIFER M & ARTH WUNSCHHEL FRANK				08/30/2013	QS	475,000	43558-237	
						02/29/2008	H	370,000	35665-225			
						07/11/1995	F	1	13688-159			

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	%
11-770		2	ADDITIONS	110,000	08/20/2012	SJ	100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,000	SC	1.00	100	1.00	100	1.00	R03	0.90		330,030

DETAILED

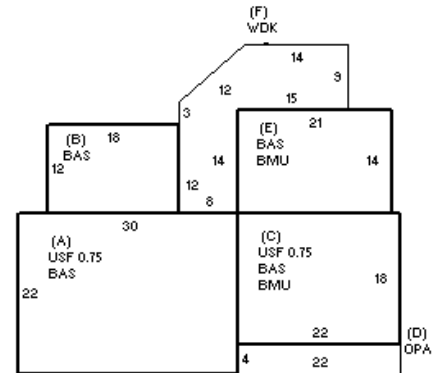
TOTAL	13,000 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	330,000	316,700
Inf1	FACTOR 100		BUILDING	486,000	438,500		
Inf2	PHY 100		DETACHED	1,300	1,200		
			OTHER	0	0		
					TOTAL	817,300	756,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12	2011	96	14.95	1,300

PHOTO 04/22/2010



BLDG COMMENTS
IN LAW APT.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2012	SJ
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%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	648,001
NET AREA	2,358	DETAIL ADJ	1.144	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,566	1954	246.44	385,920		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	792	1954	224.11	177,493		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	690		58.54	40,390		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	88		56.65	4,985		
				FLOOR COVER	99	N/A	1.00	F	WDK	N	WOOD DECK	282		42.24	11,912		
				INT FINISH	99	N/A	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063			
				HEATING/COOLING	11	HW/COOL AIR	1.04	KIT	O	XTRA KITCHEN	1		7,165.40	7,165			
				FUEL SOURCE	1	OIL	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$486,000