

Key: 742

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 680

LEGAL

LAND

DETACHED

BUILDING

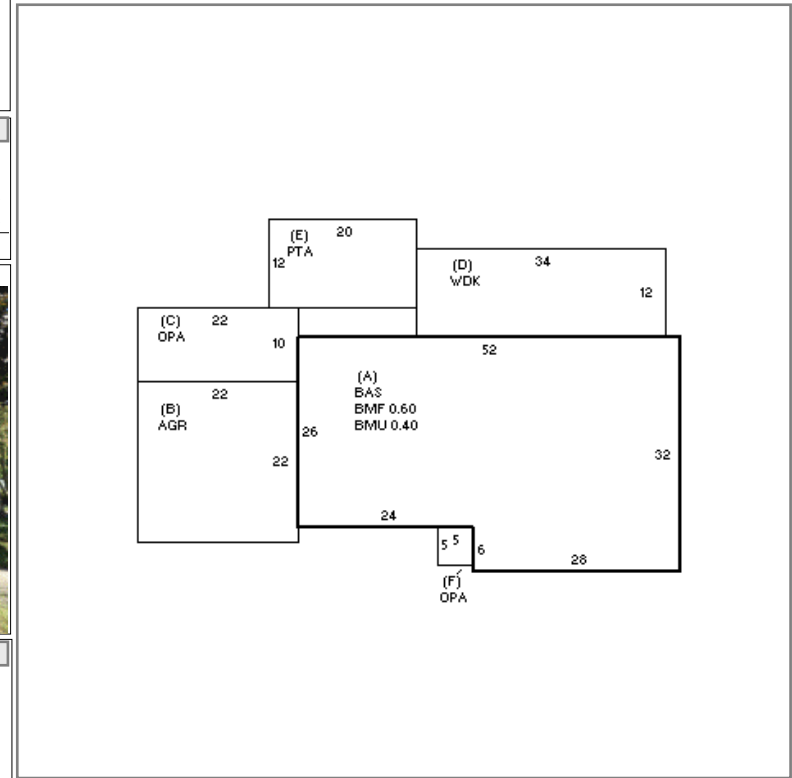
CURRENT OWNER				PARCEL ID				LOCATION			
PARE EVAN WARNER & MEAGAN R 20 CUDWORTH RD SCITUATE, MA 02066				44-3-2-0				20 CUDWORTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARE EVAN WARNER & MEAGAN				07/14/2022	U	850,000	57024-280				
CAFFREY MOLLY M				05/27/2020	A	475,000	52810-112				
CAFFREY ANNE P TR				02/16/2000	F		18283-211				

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	%
99-199	05/11/1999	7	OTHERS ALTERATIONS		09/14/2022	JD	100	100
		3					100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,232	SC 1.00	100	1.00	396,000	1.94	100	1.00	R03	0.90	338,940

TOTAL	19,232 SF	ZONING	FRNT	139	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M37. . . .			LAND	338,900	325,200
Inf1	FACTOR 100		BUILDING	332,600	295,800		
Inf2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
					TOTAL	672,100	621,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING	CD	ADJ	DESC	MEASURE	9/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	9/14/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/9/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	475,109	
NET AREA	1,520	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	608		46.82	28,466	CONDITION ELEM	CD	
\$NLA(RCN)	\$313	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	912		65.73	59,941	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,520	1954	207.44	315,312	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	484		48.90	23,667	KITCHEN	G	
				FLOOR COVER	24	COMB	1.00	+ OPA	N	OPEN PORCH	245		56.65	13,880	BATHS	G		
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	408		42.24	17,234	HEAT	A	
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	PTA	N	PATIO	240		16.39	3,934	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		8,009.10	8,009				
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$4,667															
# UNITS		1	1.00															
EFF.YR/AGE 1973 / 49																		
COND 30 30 %																		
FUNC 0																		
ECON 0																		
DEPR 30 % GD 70																		
RCNLD \$332,600																		