

Key: 7429

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.104

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CUNIO ROSALIE A TR 94 CANDLEWOOD DRIVE WALTHAM, MA 02451-1309				72-15-19-0				18 BRUNSWICK ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CUNIO ROSALIE A TR				01/02/2020	F	1 (129678)					
CUNIO ROSALIE & CUNIO JAS				10/06/2014	F	1 (121091)					
CUNIO ROSALIE, CHRISTOPHE				10/06/2014	F	1 (121091)					

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	%
06-342	06/12/2006	2	ADDITIONS	17,000	09/12/2007	SJ	100	100
94-242	06/08/1994	3	ALTERATIONS				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,600	HUM	1.00	100	1.00	100	1.00	R08	1.25		438,960

TOTAL	5,600 SF	ZONING	FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	439,000	399,100
Infl1	FACTOR 100		LAND BUILDING	170,100	153,600		
Infl2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	609,600	553,200		

DETACHED

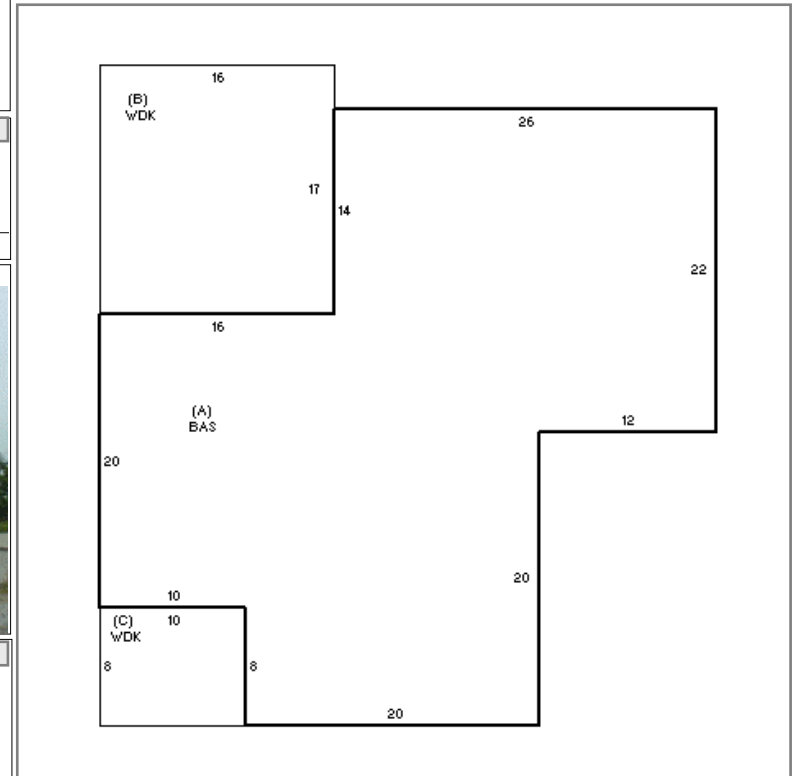
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/13/2015	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1936	SIZE ADJ	1.000
NET AREA	1,220	DETAIL ADJ	0.807
\$NLA(RCN)	\$202	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$3,874
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,220	1936	181.85	221,861
+	WDK	N	WOOD DECK	352		38.40	13,517
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	246,533	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD	\$170,100	