

Key: 745

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 683

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CULLEN CHARLES J & GERBIS JAY J 295 COUNTRY WAY SCITUATE, MA 02066				37-2-1-0				295 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CULLEN CHARLES J & BAMBRICK RUSSELL F & CARO				08/24/1987	QS	189,000	7952-331				
SERRA LEONALDO AND HELEN				11/30/1979	XX		4761-294				
				01/01/1977	XX		4167-169				

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	%
18-67	02/02/2018	3	ALTERATIONS	36,498	06/18/2018	JD	100	100

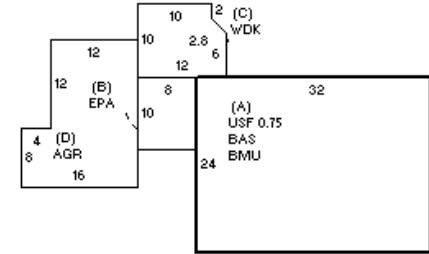
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,730	SC 1.00	100	1.00	100	1.00	396,000	1.73	100	1.00	R02 0.90	342,210

TOTAL	21,730 SF	ZONING	NO	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E		LAND		342,200	328,400	
Inf1	FACTOR 100		BUILDING		297,400	268,100		
Inf2	PHY 100		DETACHED		0	0		
			OTHER		0	0		
TOTAL						639,600	596,500	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/26/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	396,553		
NET AREA	1,344	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349	CONDITION ELEM CD			
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1953	246.45	189,275	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1953	224.12	129,094	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	80		90.20	7,216	KITCHEN			
				FLOOR COVER	24	COMB	1.00	C	WDK	N	WOOD DECK	114		38.40	4,378	BATHS			
				INT FINISH	1	PLASTER	1.00	D	AGR	N	ATT GARAGE	272		53.36	14,514	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES		1.75	1.00															COND	25 25 %
ROOMS		5	1.00															FUNC	0
BEDROOMS		2	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	25 % GD 75
# 1/2 BATHS		1	1.00															RCNLD	\$297,400
TOT FIXTURES		5	\$4,488																
# UNITS		1	1.00																