

Key: 764

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 702

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ALVAREZ MARK A & THERESE H 54 CEDARWOOD RD SCITUATE, MA 02066				32-2-3-0				54 CEDARWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALVAREZ MARK A & THERESE				01/14/2010	QS	420,000	38136-218				
RYAN JOHN F & LISA W				11/06/1998	QS	215,000	16787-104				
WARD STEPHEN L & HART SUS				07/19/1996	XX	100	14521-347				

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	%
12-501	08/22/2012	3	ALTERATIONS	12,025	07/09/2013	SJ	100	100
04-683	10/15/2004	3	ALTERATIONS	3,500	05/31/2005	SJ	100	100
04-683	10/15/2004	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

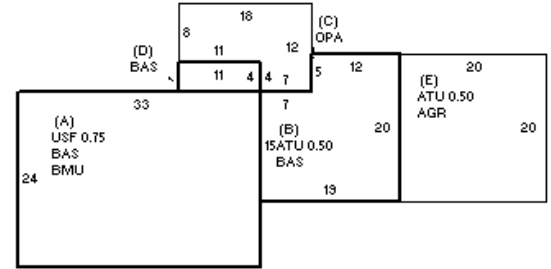
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,425	SC 1.00	100	1.00	396,000	2.02	100	1.00	R03	0.90	337,860

TOTAL	18,425 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	... S.		LAND	337,900	324,200
Infl1	FACTOR 100		BUILDING	359,500	319,700		
Infl2	PHY 100		DETACHED	300	300		
			OTHER	0	0		
			TOTAL	697,700	644,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		300	1.10	300



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/9/2013	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%]			



YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	492,415
NET AREA	1,775	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	792		50.69	40,145	CONDITION ELEM	CD
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	594	1953	210.36	124,951	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,181	1953	231.31	273,182	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	373		37.00	13,801	KITCHEN	
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	172		51.50	8,858	BATHS	
				INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	400		46.88	18,751	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		6	1.00														
BEDROOMS		3	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		5	\$4,488														
# UNITS		1	1.00														
EFF.YR/AGE		1980 / 42															
COND	27		27 %														
FUNC	0																
ECON	0																
DEPR	27		% GD	73													
RCNLD	\$359,500																