

Key: 7795

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.461

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CUNNINGHAM RYAN W & ANTHONY MARIE A C/O RYAN CUNNINGHAM 45 W. THIRD ST, UNIT 420 SO BOSTON, MA 02127				73-15-6-0				98 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CUNNINGHAM RYAN W & LUCENTA FRANCIS A				10/28/2021	QS	526,000		(132920)			
LUCENTA FRANCIS A				08/12/2013	F	1		(119450)			
LUCENTA MARCIA A &				08/12/2013	F	1		(119449)			

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	%
15-180	04/15/2015	3	ALTERATIONS	15,000	08/26/2015	SJ	100	100

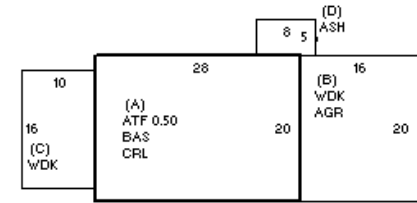
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Infl1	FACTOR 100		BUILDING	164,500	146,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	593,600	536,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	8/28/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/2/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	256,954		
NET AREA	840	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	560		12.89	7,217	CONDITION ELEM	CD		
\$NLA(RCN)	\$306	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	560	1950	283.58	158,807	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	280	1950	183.23	51,304	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	320		50.32	16,102	KITCHEN	A		
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	480		38.40	18,432	BATHS	A		
				INT FINISH	1	PLASTER	1.00	D	ASH	N	ATT SHED	40		22.35	894	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	GEN	O	O	GENERATOR	1		0.00		ELECT	A		
				FUEL SOURCE	2	GAS	1.00	ODS	O	O	OUT DOOR SHOWER	1		1,505.00	1,505				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1968 / 54
STORIES	1.5	1.00															COND	36 36 %	
ROOMS	5	1.00															FUNC	0	
BEDROOMS	2	1.00															ECON	0	
BATHROOMS	1	1.00															DEPR	36 % GD 64	
# 1/2 BATHS	0	1.00															RCNLD	\$164,500	
TOT FIXTURES	3	\$2,693																	
# UNITS	1	1.00																	