

Key: 7839

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.501

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAVANAGH MATTHEW & PUSHAK YELENA 40 WHITNEY AVENUE WESTWOOD, MA 02090-2948				73-4-22-0				105 RIVER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CAVANAGH MATTHEW & CAHILL MARK V & BETTY A				08/27/2019	QS	630,000 (129031)					
				02/11/1987	QS	121,000 (74743)					
				09/16/1985	QS	121,500 (C00072017)					

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	%
00-538	11/08/2000	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,393	HUM 1.00	100	1.00	550,000	7.83	100	1.00	R08	1.25	434,490

TOTAL	4,400 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE				LAND	434,500	395,000
Inf1	FACTOR 100					BUILDING	391,800	369,900
Inf2	PHY 100					DETACHED	800	700
						OTHER	0	0
						TOTAL	827,100	765,600

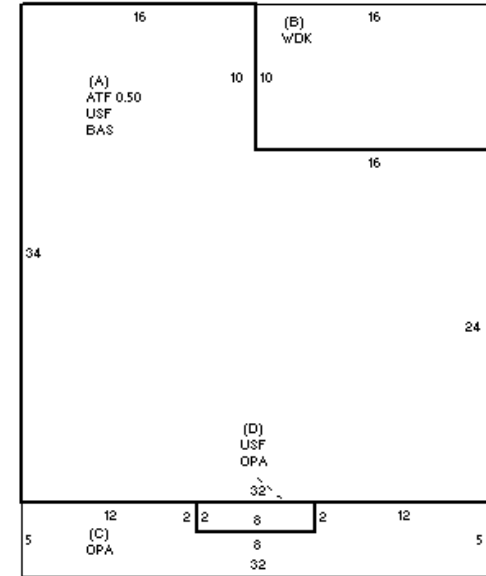
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 8		64	17.03	800



BLDG COMMENTS

mls

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/26/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/3/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2001	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	483,735				
NET AREA	2,336	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	928	2001	215.66	200,136	CONDITION ELEM	CD				
\$NLA(RCN)	\$207	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	944	2001	196.12	185,141	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	464	2001	139.34	64,655	INTERIOR	A				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	160		42.24	6,758	KITCHEN	G				
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	160		56.65	9,064	BATHS	A				
				INT FINISH	2	DRYWALL	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		1,474.00	1,474	ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2003 / 19		
																		COND	18 18%		
																		FUNC	0		
																		ECON	0		
																		DEPR	19	% GD	81
																		RCNLD	\$391,800		