Key: 7875

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,536

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CANAVAN JAMES L &	55-2-12-A	11 BUNNY LN
MARY K GRANT		
11 BUNNY LN		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CANAVAN JAMES L &	06/30/2017	O	540,000	48610-1
ORLANDO PATRICK & ARLETTE	08/26/1994	QS	226,500	13106-132
BERMAN BARRY & MAUREEN L	09/26/1983	XX		5464-57

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

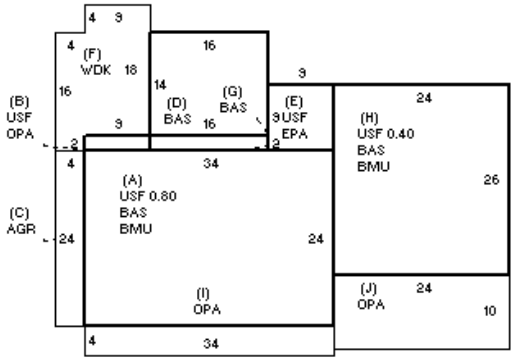
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-607	09/14/2017	2	ADDITIONS	80,000	06/21/2018	JD	100	60
17-607	09/14/2017	2	ADDITIONS	80,000	08/26/2019	JD	100	100
11-271	05/24/2011	3	ALTERATIONS	5,181	08/04/2011	SJ	100	100
93-422	07/19/1993	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,151	HBR 1.00	100 1.00	100 1.00	506,000	1.46	100 1.00	R04 1.15			444,270

TOTAL	26,151 SF	ZONING		FRNT	50
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	444,300	403,900
BUILDING	568,500	532,800
DETACHED	1,400	1,300
OTHER	0	0
TOTAL	**1,014,200**	**938,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	8 X 10		80	19.16	1,400

PHOTO 08/26/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/21/2018	JD
LIST	6/21/2018	EST
REVIEW	8/26/2019	JD

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,697	DETAIL ADJ	1.040
$NLA(RCN)	$260	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,576
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,440		47.33	68,154
+	USF	L	UPPER STORY FIN	952	1983	199.79	190,197
+	OPA	N	OPEN PORCH	394		56.65	22,320
C	AGR	N	ATT GARAGE	96		72.76	6,985
+	BAS	L	BASE AREA	1,745	1983	219.69	383,363
E	EPA	N	ENCLOSED PORCH	32		99.21	3,175
F	WDK	N	WOOD DECK	226		42.24	9,546
	BMG	O	BSMT GARAGE	2		2,740.10	5,480
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	701,804
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	$568,500