

Key: 7885

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.550

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SPATH ANDREW & KERRI 41 CAVANAGH ROAD SCITUATE, MA 02066				12-4-A-0				0 BOUND BROOK CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SPATH ANDREW & KERRI				04/22/2021	O	1,750,000	(131875)				
BOUND BROOK REALTY TRUST				01/04/1985	QS	550,000	(70614)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	70	MULTI-USE COM				1	1 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
C22-1189	11/09/2022	3	ALTERATIONS	20,000	05/23/2023	NC	100	100
C22-1190	11/09/2022	3	ALTERATIONS	39,560	05/23/2023	NC	100	100
22-0437	04/27/2022	3	ALTERATIONS	25,000	05/25/2022	JD	100	50
22--0437	04/27/2022	3	ALTERATIONS	25,000	11/03/2022	JD	100	100
11-485	08/08/2011	3	ALTERATIONS	90,100	06/19/2012	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	62,726	C04 1.00	100	1.00	100	1.00	341,615	1.00	100	1.00	C04 0.85	491,920

TOTAL	1.440 Acres	ZONING	FRNT	322	ASSESSED	CURRENT	PREVIOUS
Ngh	4	NOTE	LAND	491,900	470,800		
Inf1	FACTOR 100		BUILDING	157,200	150,100		
Inf2	PHY 100		DETACHED	20,900	19,000		
			OTHER	1,204,200	1,077,800		
			TOTAL	1,874,200	1,717,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00		20000 S/F	18,000 1.10	19,800
S/V	A	1.00	SV 1.00		2 POLE-4X4	1,000 1.10	1,100



BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	JD
MODEL	5		CIM-5	LIST	2/22/2022	EST
STYLE	20	0.76	OFFICE BUILDING [100%]	REVIEW	3/13/2011	DF
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS			
LAISSEZ FAIRE PUBLISHERS			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,200	DETAIL ADJ	0.742	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,200	1959	204.70	245,645
\$NLA(RCN)	\$205	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00								
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00								
% SPRINKLER	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	245,645
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$157,200

Key: 7885

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.551

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
SPATH ANDREW & KERRI 41 CAVANAGH ROAD SCITUATE, MA 02066		12-4-A-0		0 BOUND BROOK CT	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	70	MULTI-USE COM				2	2 of 5
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

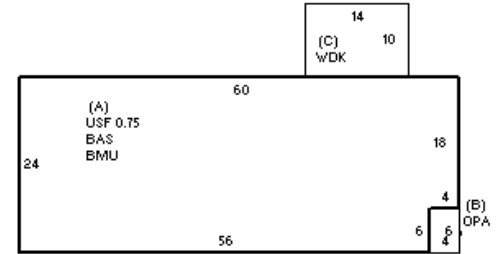
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	305,600	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	JD
MODEL	5		CIM-5	LIST	2/22/2022	EST
STYLE	20	0.78	OFFICE BUILDING [57%]	REVIEW	3/13/2011	DF
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
CLIPPER TRAVEL/C G W ASSOC/RON WHEATLEY

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424,377
NET AREA	2,478	DETAIL ADJ	0.760	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	1,416		29.40	41,630	CONDITION ELEM	CD
\$NLA(RCN)	\$171	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	1,416	1969	152.87	216,461	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,062	1969	152.87	162,346	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	OPA	N	OPEN PORCH	24		29.42	706	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	140		23.10	3,234		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
% HEATED		100	1.00														
% AIR COND		100	1.03														
% SPRINKLER		0	1.00														
																EFF.YR/AGE	1987 / 35
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$305,600

Key: 7885

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.552

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
SPATH ANDREW & KERRI 41 CAVANAGH ROAD SCITUATE, MA 02066		12-4-A-0		0 BOUND BROOK CT	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	70	MULTI-USE COM				3	3 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


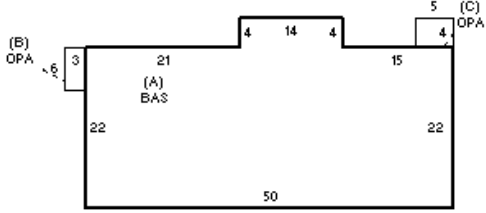
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	-----	-------	-------	----------	-----	-------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	151,100	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/25/2022

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	JD
MODEL	5		CIM-5	LIST	2/22/2022	EST
STYLE	20	0.76	OFFICE BUILDING [100%]	REVIEW	3/13/2011	DF
QUALITY	+	1.05	PLUS AVE [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
NET AREA	1,156	DETAIL ADJ	0.722	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,156	1953	203.21	234,913
\$NLA(RCN)	\$204	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	OPA	N	OPEN PORCH	38		29.39	1,117
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

BUILDING

BLDG COMMENTS	MINOT LIGHT BUILDERS
TOTAL RCN	236.030
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$151,100

Key: 7885

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.554

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
SPATH ANDREW & KERRI 41 CAVANAGH ROAD SCITUATE, MA 02066		12-4-A-0		0 BOUND BROOK CT	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	70	MULTI-USE COM				5	5 of 5	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

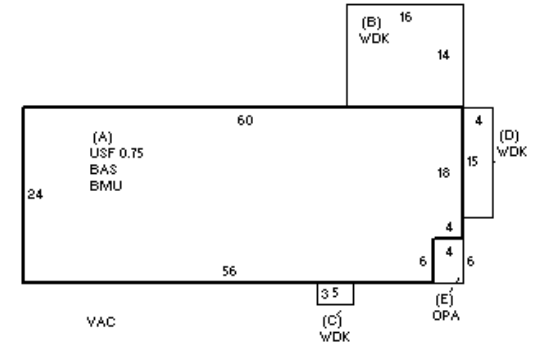
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	-----	-------	-------	----------	-----	-------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	309,900	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
----	------	------	----------	----	-------	-----------	-------



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	JD
MODEL	5		CIM-5	LIST	2/22/2022	EST
STYLE	20	0.78	OFFICE BUILDING [57%]	REVIEW	6/30/2023	MR
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
1ST GOODROW & SULLIVAN/ APT 2ND 2 BR APT

G

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,390
NET AREA	2,478	DETAIL ADJ	0.760	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	1,416		29.40	41,630	CONDITION ELEM	CD
\$NLA(RCN)	\$174	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	1,416	1969	152.87	216,461	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	1,062	1969	152.87	162,346	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	299			23.10	6,907	CDN/APP	A
% HEATED	100	1.00	FLOOR COVER	3	W/W CARPET	1.00	E	OPA	N	OPEN PORCH	24			29.42	706		
% AIR COND	100	1.03	INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GAR	1			2,340.00	2,340		
% SPRINKLER	0	1.00	HEATING/COOL	9	WARM/COOL AIR	1.00											
			FUEL SOURCE	2	GAS	1.00											
EFF.YR/AGE																1987 / 35	
COND																28 28 %	
FUNC																0	
ECON																0	
DEPR																28 % GD 72	
RCNLD																\$309,900	