

Key: 8045

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.739

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
O'CALLAGHAN KEITH & MICHAEL TRS PO BOX 221 HUMAROCK, MA 02047				72-2-6-0				14-14A MARSHFIELD AV				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				O'CALLAGHAN KEITH & MAVIS & HERB,LLC				04/12/2017	C	1,160,000	48307-2	
				MEDEIROS STEVEN J TR				07/24/2006	QS	888,000	33077-279	
								01/29/2004	O	500,000	27460-99	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	60	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-233	04/09/2019	3	ALTERATIONS	31,000	06/25/2019	JD	100	100
		7	OTHERS		09/20/2006		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	10,000	C06 1.00	100	1.00	100	1.00	462,185	2.67	100	1.00	C06 1.15	283,460

DETACHED

TOTAL	10,019 SF	ZONING	FRNT	222	ASSESSED	CURRENT	PREVIOUS
Ngh	6	N O T E C/W 5	LAND	283,500	271,300		
Infl1	FACTOR 100		BUILDING	856,200	817,900		
Infl2	PHY 100		DETACHED	3,700	3,500		
			OTHER	0	0		
			TOTAL	1,143,400	1,092,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	A	1.00	50 0.50		2,200	3.40	3,700	06/25/2019



BUILDING	CD	ADJ	DESC	MEASURE	1/24/2022	PJK
MODEL	5		CIM-5	LIST	5/11/2011	DF
STYLE	39	0.82	RESTAURANT [61%]	REVIEW	6/25/2019	JD
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
SANDS END CAFE/APT

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	891,826
NET AREA	4,358	DETAIL ADJ	0.792	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	849		42.00	35,658		
\$NLA(RCN)	\$205	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	1,698	1920	193.07	327,827		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,660	1920	193.07	513,557		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	352		42.00	14,784		
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	E
																INTERIOR	E
																CDN/APP	E
																EFF.YR/AGE	2018 / 4
																COND	4 4 %
																FUNC	0
																ECON	0
																DEPR	4 % GD 96
																RCNLD	\$856,200

