Key: 839

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 772

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALLAHAN ROBERT E & JEAN L **56 ACORN STREET** **SCITUATE, MA 02066**	**32-9-9-0**	**56 ACORN ST**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALLAHAN ROBERT E & JEAN	03/09/1988	QS	204,500	8322-319
GOFFAR ELIZABETH F AND TI	07/17/1981	XX		5026-10
DOHERTY EDWARD AND MARTHA	01/01/1968	XX		3444-451

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

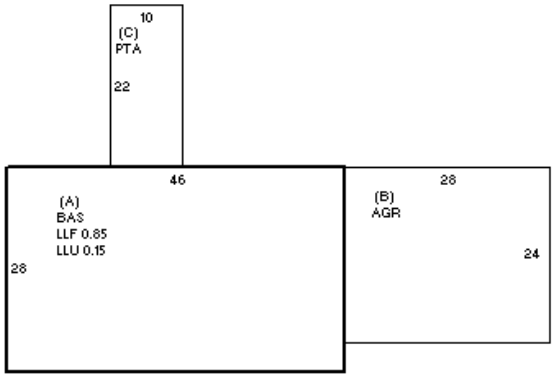
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
97-213	05/02/1997	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC	1.00	100	1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90			363,640
300	A	0.087	SC	1.00	100	1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90			1,550

TOTAL	1.005 Acres	ZONING		FRNT	100
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	365,200	350,500
BUILDING	357,800	318,500
DETACHED	0	0
OTHER	0	0
TOTAL	**723,000**	**669,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/07/2003

BLDG COMMENTS

OTHER FIX=SINK

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/27/2010	PL
LIST	7/27/2010	EST
REVIEW	3/10/2011	KT

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	2,383	DETAIL ADJ	0.990
$NLA(RCN)	$206	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	7	$6,098
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	193		61.12	11,795
A	LLF	L	LOWER LEVEL FIN	1,095	1968	145.20	158,992
A	BAS	L	BASE AREA	1,288	1968	210.51	271,134
B	AGR	N	ATT GARAGE	672		45.41	30,513
C	PTA	N	PATIO	220		16.39	3,606
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	490,147
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1980 / 42	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$357,800