

Key: 8394

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.002

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAVANAGH THOMAS J & KERI W 10 WINDWARD LN SCITUATE, MA 02066				27-1-8-F				10 WINDWARD LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAVANAGH THOMAS J & KERI				02/12/2016	QS	760,000	46586-175				
MCGINTY CAROL J TR				07/23/2014	F	100	44556-62				
MCGINTY BRIAN M & CAROLJ				12/30/2002	QS	670,000	23820-13				

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	%
23-0491	06/07/2023	3	ALTERATIONS	75,000				0
19-521	07/17/2019	3	ALTERATIONS	40,000	05/14/2020	JD	100	100
12-182	04/09/2012	3	ALTERATIONS	7,000	07/10/2012	SJ	100	100
11-424	07/13/2011	3	ALTERATIONS	17,000	07/10/2012	SJ	100	100
97-182	04/01/1997	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,525	SC	1.00	100	1.00	100	1.00	R06	1.40		535,840

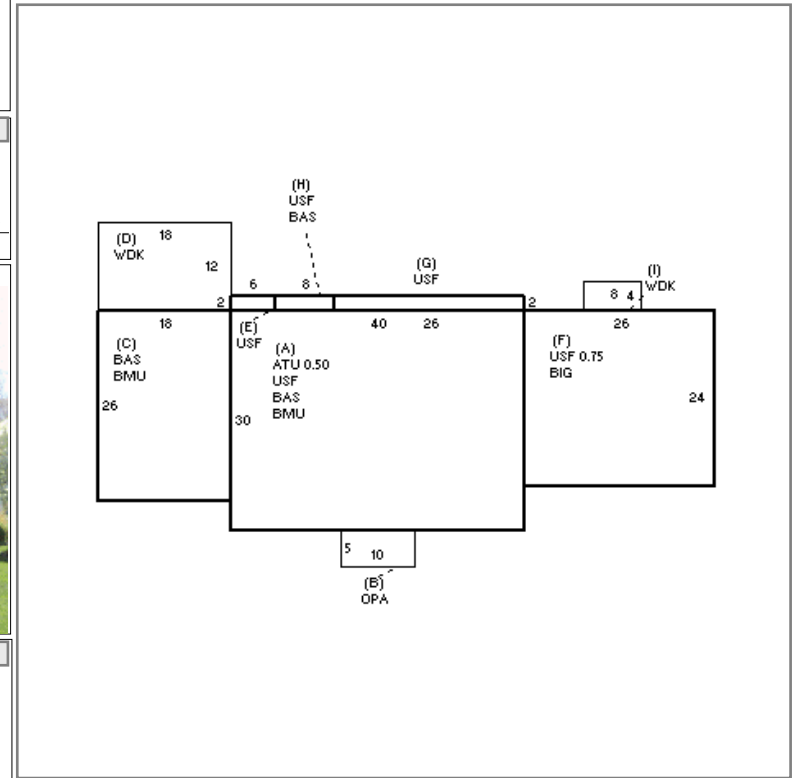
TOTAL	23,525 SF	ZONING	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	535,800	382,700
Inf1	FACTOR 100		BUILDING	798,300	749,400		
Inf2	PHY 100		DETACHED	21,500	20,500		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,355,600</b>	<b>1,152,600</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90 36X18	2019	648	35.36	20,600
SHF	A	1.00	10 0.90 6X10	2019	60	17.03	900



PHOTO 05/14/2020

BLDG COMMENTS  
FY12 FR-VG TO +



BUILDING	CD	ADJ	DESC	MEASURE	5/14/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/14/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,432	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,668		50.12	83,593
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	600		44.40	26,640
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	50		61.80	3,090
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	248		46.08	11,428
				FLOOR COVER	13	COMB	1.00	+	USF	L	UPPER STORY FIN	1,748	1996	211.25	369,265
				INT FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	624		52.28	32,626
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,684	1996	232.30	391,190
				FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP	1		8,737.20	8,737	
								ODS	O	OUT DOOR SHOWER	1		1,674.00	1,674	

TOTAL RCN	939,226
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$798,300