

Key: 8413

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.020

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CATTANEO JAMES L JR & TARYN J 124 TACK FACTORY POND DR SCITUATE, MA 02066				42-4-6-0				124 TACK FACTORY POND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CATTANEO JAMES L JR & TAR				10/14/2021	QS	875,000	55845-101				
KIM JESSICA & JONAS J				01/12/2018	QS	662,500	49402-165				
BLAKEMAN MARISA				03/04/2016	F	1	46653-255				

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	%
20-676	10/22/2020	3	ALTERATIONS	50,000	08/10/2021	JD	100	100
96-509 SS-19-10	10/23/1996	6	CYCL GROWTH		03/11/2015		100	100
		1	NEW CONST				100	100
		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	WS 1.00	100	1.00	100	1.00	484,000	1.00	100	1.00	TFP 1.10	444,440
300	A	0.090	WS 1.00	100	1.00	100	1.00	21,780	1.00	100	1.00	TFP 1.10	1,960

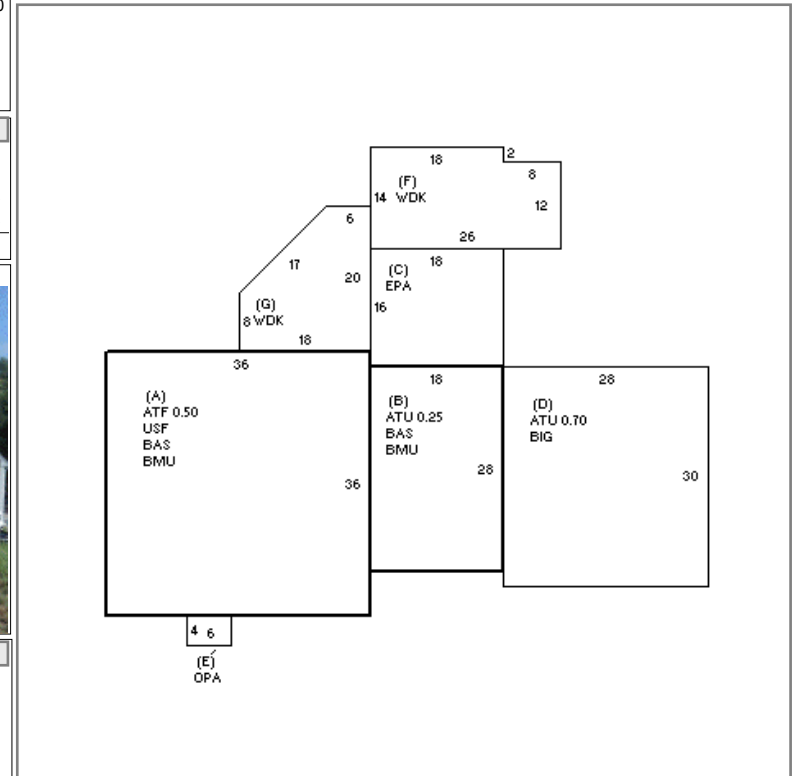
TOTAL	1.008 Acres	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	LOT 7A TRANSFERRED TO LOT 7		LAND	446,400	369,000
Inf1	FACTOR 100		BUILDING	675,700	625,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						1,122,100	994,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/4/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/8/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	3,744	DETAIL ADJ	1.040
\$NLA(RCN)	\$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	15	\$12,480
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	866,278
+	BMU	N	BSMT UNFINISHED	1,800		41.17	74,113		
+	BAS	L	BASE AREA	1,800	1997	191.61	344,896		
A	USF	L	UPPER STORY FIN	1,296	1997	174.25	225,825		
A	ATF	L	ATTIC FINISH	648	1997	123.80	80,223		
+	ATU	N	ATTIC UNF	714		37.00	26,418		
C	EPA	N	ENCLOSED PORCH	288		90.20	25,978		
D	BIG	N	BUILT-IN GARAGE	840		41.23	34,635		
E	OPA	N	OPEN PORCH	24		51.50	1,236		
+	WDK	N	WOOD DECK	636		38.40	24,422		
	F21	O	FPL 2S 1OP	1		8,239.00	8,239		
	FPL	O	FIREPLACE	1		7,813.00	7,813		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78

RCNLD	\$675,700
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