

Key: 8447

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.054

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WEST MATTHEW P & STACY J 109 C J CUSHING WAY SCITUATE, MA 02066				58-2-2-C				109 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WEST MATTHEW P & STACY J				06/29/2016	QS	578,000		47115-274			
HOFFMAN WILLIAM R TR &				04/02/2013	F	1 42882-172					
HOFFMAN WILLIAM R & DEIRD				03/12/2013	F	1 42784-144					

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	%
22-0111	02/01/2022	3	ALTERATIONS	6,577	08/02/2022	JD	100	100
		6	CYCL GROWTH				100	100

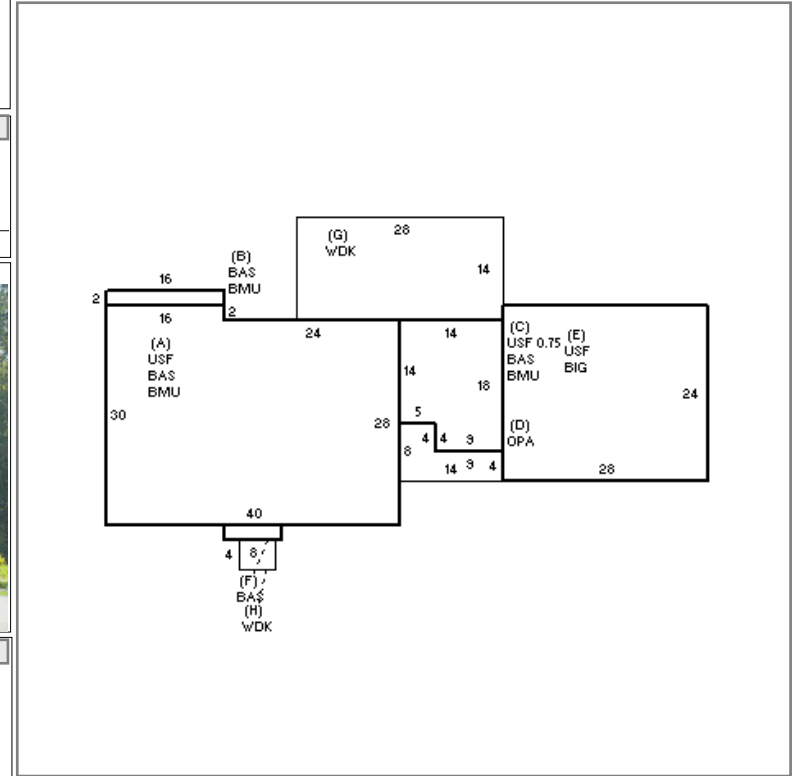
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GB	1.00	100	1.00	100	1.00	R01	0.85		343,430

TOTAL	40,000 SF	ZONING	FRNT	179	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE			LAND	343,400	293,900
Inf1	FACTOR 100		BUILDING	610,800	574,500		
Inf2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
					TOTAL	955,100	869,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10		80	15.97	900

PHOTO 09/24/2003

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/2/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,430	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,416		47.51	67,280
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,988	1987	189.92	379,465
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	76		56.65	4,305
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BIG	N	BUILT-IN GARAGE	672		46.31	31,122
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,432	1987	208.84	299,066
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	412		42.24	17,403
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	2		9,062.35	18,125	
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1		1,505.90	1,506	

TOTAL RCN	825,453	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A

EFF.YR/AGE	1987 / 35
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$610,800
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