

Key: 8449

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.056

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
OULETTE NICHOLAS & EMMA 117 C J CUSHING WAY SCITUATE, MA 02066		58-2-2-E		117 C J CUSHING WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OULETTE NICHOLAS & EMMA		06/25/2021	QS	880,000	55202-173
DOMBROWSKI MATTHEW G		09/27/2016	QS	525,000	47516-68
GALLER LORRAINE M		02/08/1999	F	-100	17130-177

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	%
		7	OTHERS		03/11/2021	JD	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	374,000	1.00	100	1.00	R01	0.85	343,430
300	A	0.000	GB 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	

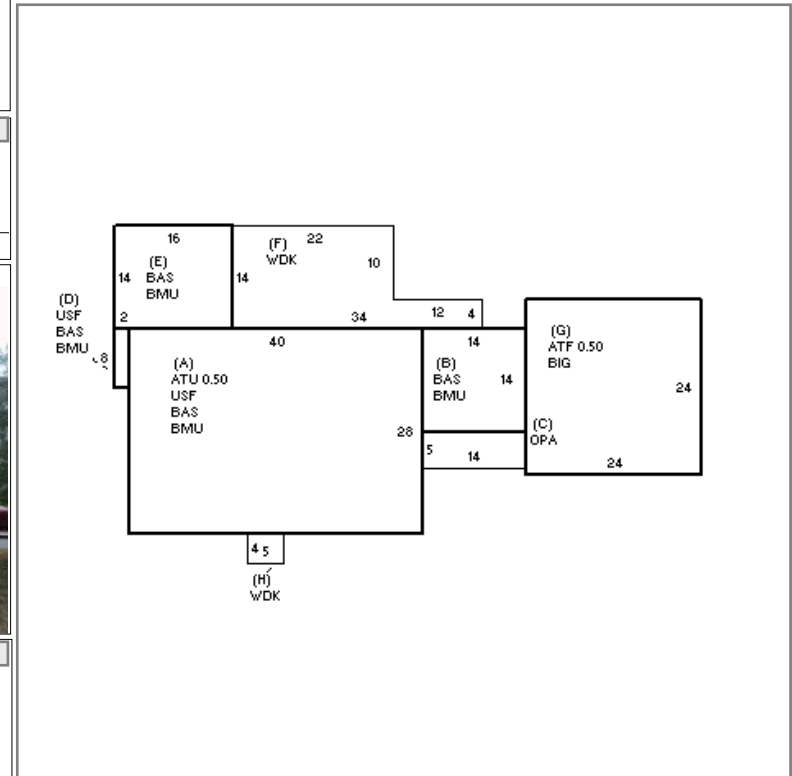
TOTAL	40,006 SF	ZONING	NOTED	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH					LAND	343,400	293,900
Inf1	FACTOR 100					BUILDING	652,200	611,100
Inf2	PHY 100					DETACHED	3,600	3,500
						OTHER	0	0
						<b>TOTAL</b>	<b>999,200</b>	<b>908,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
HTB	A	1.00	30 0.70		1	5,181.80	3,600	08/02/2022



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%]			

BLDG COMMENTS	
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YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,980	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES		2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS		9	1.00	FLOOR COVER	13	COMB	1.00
BEDROOMS		4	1.00	INT FINISH	2	DRYWALL	1.00
BATHROOMS		2	1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS		1	1.00	FUEL SOURCE	1	OIL	1.00
TOT FIXTURES		9	\$8,078				
# UNITS		1	1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	758,316
+	BMU	N	BSMT UNFINISHED	1,556		46.59	72,491	CONDITION ELEM	CD
+	BAS	L	BASE AREA	1,556	1987	212.39	330,483	EXTERIOR	G
+	USF	L	UPPER STORY FIN	1,136	1987	193.15	219,417	INTERIOR	G
A	ATU	N	ATTIC UNF	560		40.70	22,792	KITCHEN	V
C	OPA	N	OPEN PORCH	70		56.65	3,966	BATHS	V
+	WDK	N	WOOD DECK	376		42.24	15,882	HEAT	A
G	BIG	N	BUILT-IN GARAGE	576		47.85	27,561	ELECT	A
G	ATF	L	ATTIC FINISH	288	1987	137.23	39,522		
	F21	O	FPL 2S 1OP	2		9,062.35	18,125		
EFF.YR/AGE		2008 / 14							
COND	14	14 %							
FUNC	0								
ECON	0								
DEPR	14	% GD		86					
RCNLD									\$652,200