Key: 8464

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,069

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COONEY RYAN & ALICIA 76 STATION ST SCITUATE, MA 02066	49-1-35-F	76 STATION ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COONEY RYAN & ALICIA	03/22/2021	QS	905,000	54632-57
COONEY PETER H JR	01/29/1988	QS	170,000	8262-273

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

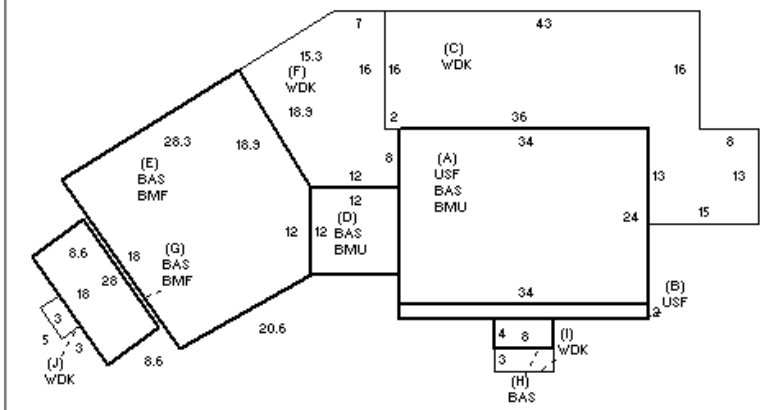
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-55	01/25/2021	3	ALTERATIONS	56,000	08/11/2021	JD	100	100
04-391		2	ADDITIONS	100,000	05/04/2009	SJ	100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,453	SC 1.00	100 1.00	100 1.00	396,000	2.70	100 1.00	R04 0.90			330,720

TOTAL	13,453 SF	ZONING		FRNT	45
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	330,700	317,400
BUILDING	611,500	572,200
DETACHED	0	0
OTHER	0	0
TOTAL	**942,200**	**889,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/25/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/25/2022	JD
LIST	7/25/2022	EST
REVIEW	8/11/2021	JD

BLDG COMMENTS

IN-LAW APT

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,789	DETAIL ADJ	1.060
$NLA(RCN)	$281	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	11	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,462
# UNITS	2	1.02

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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	960		44.97	43,168
+	USF	L	UPPER STORY FIN	884	1987	202.51	179,020
+	WDK	N	WOOD DECK	1,286		42.24	54,320
D	BAS	L	BASE AREA	144	2006	222.69	32,067
+	BMF	N	BSMT FINISH-SEP	913		63.13	57,633
+	BAS	L	BASE AREA	913	2001	222.69	203,314
+	BAS	L	BASE AREA	848	1987	222.69	188,839
	F21	O	FPL 2S 1OP	2		9,062.35	18,125

TOTAL RCN	783,949

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$611,500