

Key: 903

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 836

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| CUNEO MICHAEL L & ANNE C<br>28 CURTIS STREET<br>SCITUATE, MA 02066 |  |  |  | 26-1-10-0  |    |            |              | 28 CURTIS ST |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| CUNEO MICHAEL L & ANNE C   |  |  |  | 05/30/2001 | QS | 440,000    | 19920-292    |              |  |  |  |
| HACKSTAFF JUDITH D   |  |  |  | 10/09/1979 | QS |            | 4734-314     |              |  |  |  |
| VARNUM ELIZABETH   |  |  |  | 01/01/1970 | XX |            | 3511-631     |              |  |  |  |

| 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    | %   |
| 99-440 | 08/19/1999 | 3             | ALTERATIONS |        |       |    | 100    | 100 |
| 98-181 | 05/09/1998 | 3             | ALTERATIONS |        |       |    | 100    | 100 |
| 93-73  | 02/11/1993 | 3             | ALTERATIONS |        |       |    | 100    | 100 |
| 91-240 | 06/11/1991 | 3             | ALTERATIONS |        |       |    | 100    | 100 |
| 90-110 | 04/01/1990 | 2             | ADDITIONS   |        |       |    | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 23,625   | SC  | 1.00 | 1.00 | 396,000  | 1.60 | 1.00 | R04 | 0.90 |            | 344,600   |

| TOTAL | 23,625 SF  | ZONING |  | FRNT     | 138     | ASSESSED |       | CURRENT | 344,600 | PREVIOUS | 330,700 |
|-------|------------|--------|--|----------|---------|----------|-------|---------|---------|----------|---------|
| Ngh   | SCITUATE   | NOTE   |  | LAND     | 558,000 | BUILDING | 1,700 | OTHER   | 0       | TOTAL    | 904,300 |
| Inf1  | FACTOR 100 |        |  | DETACHED | 0       |          | 0     |         |         |          | 835,500 |
| Inf2  | PHY 100    |        |  |          |         |          |       |         |         |          |         |

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| S/V | A    | 1.00 | SV 1.00 SHED | 2004 | 1,500 | 1.10      | 1,700 |

PHOTO 10/06/2003



| BUILDING | CD | ADJ  | DESC                | MEASURE | 11/15/2010 | PL  |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 11/15/2010 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 3/10/2011  | KT  |
| QUALITY  | G  | 1.20 | GOOD [100%]         |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

BLDG COMMENTS  
FY12 FR-COL TO CONV

| YEAR BLT     | 1936  | SIZE ADJ   | 1.000           | ELEMENT    | CD            | DESCRIPTION    | ADJ   | S    | BAT        | T          | DESCRIPTION     | UNITS     | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 808,686    |  |
|--------------|-------|------------|-----------------|------------|---------------|----------------|-------|------|------------|------------|-----------------|-----------|----------|-----------|---------|----------------|------------|--|
| NET AREA     | 2,542 | DETAIL ADJ | 1.224           | FOUNDATION | 4             | CONT BSMT WALL | 1.00  | A    | BMU        | N          | BSMT UNFINISHED | 768       |          | 61.48     | 47,219  | CONDITION ELEM | CD         |  |
| \$NLA(RCN)   | \$318 | OVERALL    | 1.000           | EXT COVER  | 1             | WD SHINGLES    | 1.00  | A    | USF        | L          | UPPER STORY FIN | 768       | 1936     | 258.48    | 198,512 | EXTERIOR       |            |  |
| CAPACITY     |       |            | UNITS           | ADJ        | ROOF SHAPE    | 1              | GABLE | 1.00 | +          | BAS        | L               | BASE AREA | 1,774    | 1936      | 284.23  | 504,232        | INTERIOR   |  |
| STORIES      | 2     | 1.00       | ROOF COVER      | 1          | ASPH SHINGLES | 1.00           | F     | AGR  | N          | ATT GARAGE | 400             |           | 56.25    | 22,501    | 22,501  | KITCHEN        |            |  |
| ROOMS        | 7     | 1.00       | FLOOR COVER     | 99         | N/A           | 1.00           | G     | ASH  | N          | ATT SHED   | 42              |           | 26.83    | 1,127     | 1,127   | BATHS          |            |  |
| BEDROOMS     | 4     | 1.00       | INT FINISH      | 99         | N/A           | 1.00           | H     | OPA  | N          | OPEN PORCH | 28              |           | 61.80    | 1,730     | 1,730   | HEAT           |            |  |
| BATHROOMS    | 1     | 1.00       | HEATING/COOLING | 2          | HOT WATER     | 1.02           | I     | WDK  | N          | WOOD DECK  | 382             |           | 46.08    | 17,603    | 17,603  | ELECT          |            |  |
| # 1/2 BATHS  | 1     | 1.00       | FUEL SOURCE     | 99         | N/A           | 1.00           | F21   | O    | FPL 2S 1OP | 1          |                 |           | 9,886.80 | 9,887     | 9,887   |                |            |  |
| TOT FIXTURES | 5     | \$5,875    |                 |            |               |                |       |      |            |            |                 |           |          |           |         |                |            |  |
| # UNITS      | 1     | 1.00       |                 |            |               |                |       |      |            |            |                 |           |          |           |         |                |            |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |           |          |           |         | EFF.YR/AGE     | 1972 / 50  |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |           |          |           |         | COND           | 31 31 %    |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |           |          |           |         | FUNC           | 0          |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |           |          |           |         | ECON           | 0          |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |           |          |           |         | DEPR           | 31 % GD 69 |  |
|              |       |            |                 |            |               |                |       |      |            |            |                 |           |          |           |         | RCNLD          | \$558,000  |  |