

Key: 9506

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.140

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| CALLANAN KEVIN B & ANN E TRS 16 STONE AV SCITUATE, MA 02066 | | | | 28-1A-3-0 | | | | 16 STONE AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CALLANAN KEVIN B & ANN E | | | | 02/24/2005 | F | 1 | 30045-347 | | | | |
| CALLANAN KEVIN B & ANN E | | | | 01/14/2005 | QS | 565,000 | 29848-174 | | | | |
| OLSON AMY T | | | | 05/02/2003 | H | 46,750 | 25001-61 | | | | |

| 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 | % |
| | | 6 | CYCL GROWTH | | 05/02/2011 | | 100 | 100 |

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| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 6,000 | NS | 1.00 | 1.00 | 748,000 | 5.81 | 1.00 | 1.00 | WV4 | 1.70 | 598,810 |

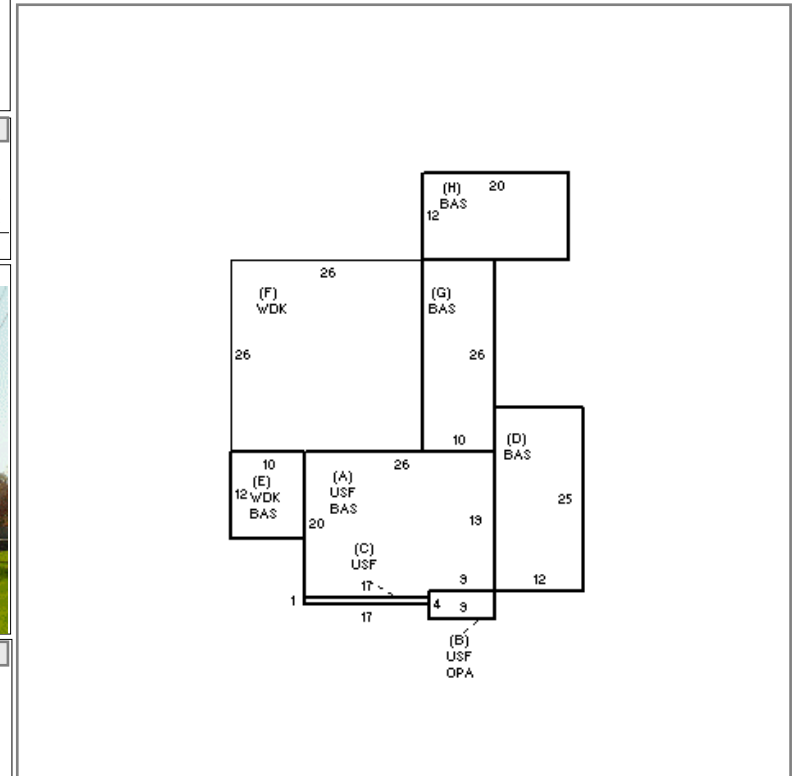
| TOTAL | 6,000 SF | ZONING | FRNT | 194 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|----------|-----------|----------|
| Ngh | NO. SCITUATE | NOTE | | | LAND | 598,800 | 544,400 |
| Inf1 | FACTOR 100 | | BUILDING | 424,500 | 382,600 | | |
| Inf2 | PHY 100 | | DETACHED | 200 | 200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 1,023,500 | 927,200 |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A | 1.00 | 30 0.70 | | 20 | 17.03 | 200 |



| BLDG COMMENTS | | |
|---------------|--|--|
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| BUILDING | CD | ADJ | DESC | MEASURE | 5/2/2011 | SJ |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/2/2011 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/2/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1945 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 566,052 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------------|-----------------|--|
| NET AREA | 1,995 | DETAIL ADJ | 1.200 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 1,431 | 1945 | 266.01 | 380,664 | CONDITION ELEM CD | | |
| \$NLA(RCN) | \$284 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 36 | | 56.65 | 2,039 | EXTERIOR | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 564 | 1945 | 241.91 | 136,437 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 796 | | 42.24 | 33,623 | KITCHEN | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | F11 | O | O | FPL 1S 1OP | 1 | | 8,009.10 | 8,009 | BATHS | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | EFF.YR/AGE 1990 / 32 | | |
| | | | | | | | | | | | | | | | | | COND 25 25 % | |
| | | | | | | | | | | | | | | | | | FUNC 0 | |
| | | | | | | | | | | | | | | | | | ECON 0 | |
| | | | | | | | | | | | | | | | | | DEPR 25 % GD 75 | |
| | | | | | | | | | | | | | | | | | RCNLD \$424,500 | |