

Key: 9562

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.189

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CANNOVA HARVEY C & CAROL A 2 BEACH ROSE LANE SCITUATE, MA 02066				20-4-26-A				2 BEACH ROSE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CANNVA HARVEY C & CAROL				05/10/1991	QS	315,000	10272-336					
MCLAUGHLIN EDWARD J				07/06/1989	XX		9232-158					
MCLAUGHLIN JUDITH				04/07/1987	QS	15,000	7602-190					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,597	NS 1.00	100	1.00	374,000	1.82	100	1.00	R03	0.85	321,820

LAND

TOTAL	20,597 SF	ZONING	FRNT	82	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	321,800	309,800
Inf1	FACTOR 100		BUILDING	607,100	563,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>928,900</b>	<b>873,700</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- VG TO PLUS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/3/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/18/2014	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	3,228	DETAIL ADJ	1.020
\$NLA(RCN)	\$238	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,181	
# UNITS	1	1.00	

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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,456		47.24	68,776
+	BAS	L	BASE AREA	1,456	1990	210.26	306,144
+	USF	L	UPPER STORY FIN	1,772	1990	191.21	338,829
B	IGA	N	BUILT-IN GARAGE	624		47.01	29,332
+	OPA	N	OPEN PORCH	180		56.65	10,197
F11	O	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	768,468
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$607,100

