Key: 1001

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 954

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SPANGENBERGER J G & P M **35 ARBORWAY DRIVE** **SCITUATE, MA 02066**	**26-5-40-0**	**35 ARBORWAY DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SPANGENBERGER J G & P M	08/18/1998	QS	259,900	16513-147
KENNEY ANNE	01/01/1964	XX		3056-133
BRAEMAR HOMES INC	01/01/1960	XX		2712-9

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

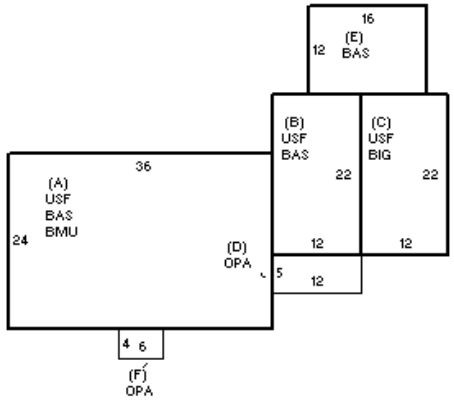
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-238	05/09/2014	3	ALTERATIONS	15,000	09/23/2014	RJM	100	100
		6	CYCL GROWTH		04/25/2011		100	100
09-294	07/06/2009	3	ALTERATIONS		07/27/2010		100	100
		6	CYCL GROWTH		03/25/2004	PJB	100	100
02-702	12/09/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,738	SC 1.00	100 1.00	100 1.00	396,000	1.81	100 1.00	R04 0.90			340,930

TOTAL	20,738 SF	ZONING		FRNT	164
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,900	327,200
BUILDING	528,400	476,400
DETACHED	2,200	2,000
OTHER	0	0
TOTAL	**871,500**	**805,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED	2003	2,000	1.10	2,200

PHOTO 11/30/2010

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/24/2011	SJ
LIST		
REVIEW	3/11/2011	KT

YEAR BLT	1959	SIZE ADJ	1.000
NET AREA	2,712	DETAIL ADJ	1.133
$NLA(RCN)	$260	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,976
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		54.18	46,814
+	USF	L	UPPER STORY FIN	1,392	1959	217.41	302,640
+	BAS	L	BASE AREA	1,128	1959	239.08	269,677
C	BIG	N	BUILT-IN GARAGE	264		67.22	17,745
+	OPA	N	OPEN PORCH	84		56.65	4,759
E	BAS	L	BASE AREA	192	2009	239.07	45,902
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	704,575
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$528,400