

Key: 1080

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.029

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DEVINE MAURA & EILEEN 95 ABERDEEN DR SCITUATE, MA 02066				26-5-30-0				95 ABERDEEN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEVINE MAURA & EILEEN				04/10/2009	F	1	37051-155				
DEVINE MAURA				05/07/2008	F	100	35944-241				
DEVINE RUTH & MAURA				08/24/2001	F		20420-262				

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	%
93-488	08/24/1993	3	ALTERATIONS				100	100
92-761	10/04/1992	3	ALTERATIONS				100	100

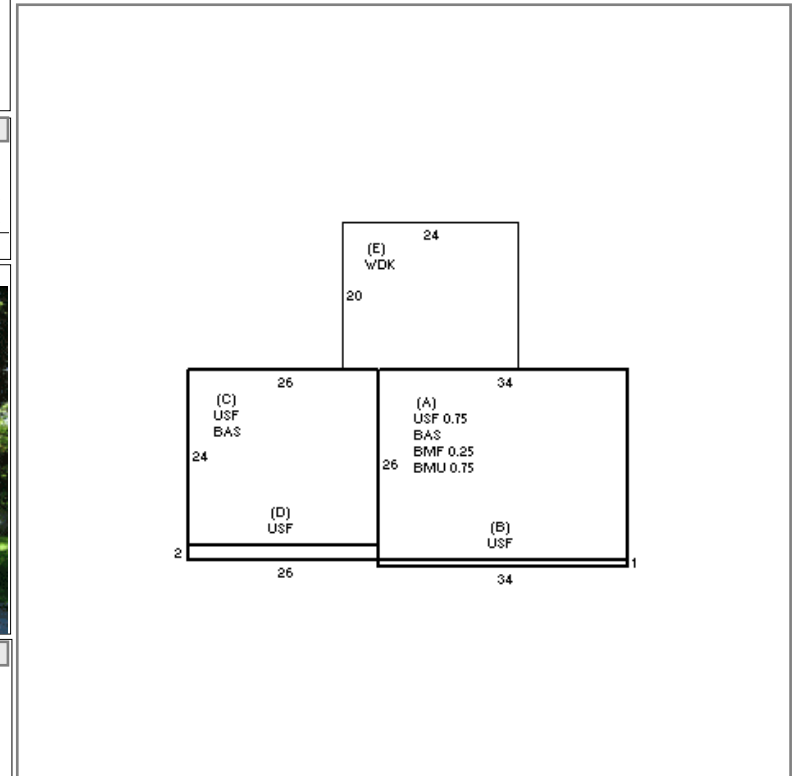
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,100	SC	1.00	100	1.00	100	1.00	R04	0.90		340,090

TOTAL	20,100 SF	ZONING	FRNT	142	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,100	326,400
Inf1	FACTOR 100		BUILDING	467,100	421,500		
Inf2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
					TOTAL	807,600	748,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/5/2010	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/11/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	676,980		
NET AREA	2,881	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	663		53.81	35,677	CONDITION ELEM	CD		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	221		75.54	16,695	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,373	1959	194.01	266,374	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,508	1959	213.34	321,715	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	480		42.24	20,275	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50
STORIES		1.75	1.00															COND	31 31 %
ROOMS		10	1.00															FUNC	0
BEDROOMS		5	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	31 % GD 69
# 1/2 BATHS		1	1.00															RCNLD	\$467,100
TOT FIXTURES		8	\$7,181																
# UNITS		1	1.00																