

Key: 10939

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.454

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
NANGLE STEPHEN A & AMIE W 40 PERSIMMON DR SCITUATE, MA 02066		34-31-27-M		40 PERSIMMON DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NANGLE STEPHEN A & AMIE W		03/01/2018	QS	770,000	49549-220
BRIDGEMAN MICHAEL & CATHE		07/18/2003	QS	657,500	25839-32
HUTH P JEFFREY & KAREN G		09/29/2000	QS	490,000	18925-68

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	%
07-322	06/07/2007	3	ALTERATIONS	30,000	08/26/2008	SJ	100	100
96-259	06/01/1996	1	NEW CONST				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,264	OS 1.00	100	1.00	528,000	1.69	100	1.00	R05	1.20	457,180

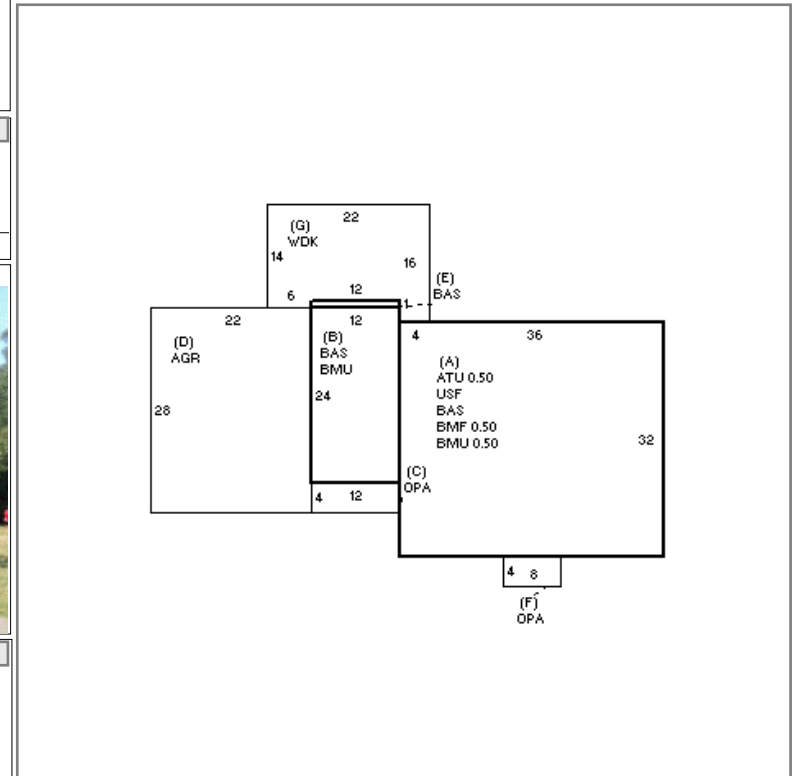
TOTAL	22,259 SF	ZONING	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	457,200	415,600
Inf1	FACTOR 100		BUILDING	616,100	569,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	1,073,300	985,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/10/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	716.400
NET AREA	2,604	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	864		47.33	40,893		
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	576		66.44	38,270		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,152	1997	200.66	231,165		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	576		40.70	23,443		
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	80		56.65	4,532		
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	616		46.23	28,478		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,452	1997	220.66	320,394		
				FUEL SOURCE	2	GAS	1.00	G	WDK	N	WOOD DECK	304		42.24	12,841		
									F21	O	FPL 2S 1OP	1		9,062.90	9,063		



CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$7,322
# UNITS		1	1.00

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 2008 / 14	
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$616,100