

Key: 115

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 98

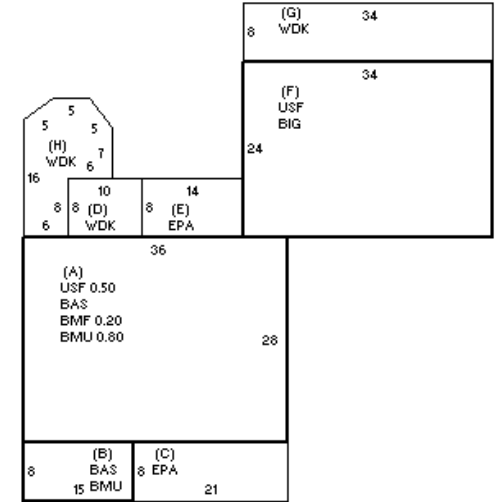
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CURRENT OWNER				PARCEL ID				LOCATION				
TORKELSON SHAWN & WENDY 10 SUMMIT AV SCITUATE, MA 02066				13-2-27-0				10 SUMMIT AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TORKELSON SHAWN & WENDY				02/21/2017	QS	760,000	48130-31					
IM CULINARY CONSULTING CO				11/20/2015	U	395,000	46296-30					
MATTHEWS CHRISTOPHER & BR				12/23/2011	F	1	40771-271					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,896	NS	1.00	1.00	374,000	1.97	1.00	R03	0.85		319,690

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	%
23-0501	06/12/2023	3	ALTERATIONS	31,500				0
		7	OTHERS		07/10/2018	JD	100	100
15-875	12/22/2015	3	ALTERATIONS	108,000	06/08/2016	SJ	100	100
01-428	08/13/2001	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

TOTAL	18,905 SF	ZONING	FRNT	135	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E  C/W 28R. . . .			LAND	319,700	307,700
Infl1	FACTOR 100		BUILDING	666,300	592,800		
Infl2	PHY 100		DETACHED	12,000	11,400		
			OTHER	0	0		
			<b>TOTAL</b>	<b>998,000</b>	<b>911,900</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	20 0.80 GARAGE		306	48.88	12,000



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/8/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/10/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	740,340
NET AREA	2,448	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	926		50.20	46,485	CONDITION ELEM	CD
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	202		70.47	14,235	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,128	1920	242.75	273,825	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,320	1920	220.76	291,401	KITCHEN	V
				FLOOR COVER	24	COMB	1.00	+	EPA	N	ENCLOSED PORCH	280		99.22	27,782	BATHS	V
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	520		42.24	21,965	HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	BIG	N	BUILT-IN GARAGE	816		49.63	40,499	ELECT	U
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		
									GFP	O	GAS FIREPLACE	1		6,111.60	6,112		
																EFF.YR/AGE	2012 / 10
																COND	10 10 %
																FUNC	0
																ECON	0
																DEPR	10 % GD 90
																RCNLD	\$666,300