

Key: 1252

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.198

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ZIMKUS ALANNA & FRENIS JASON 39 EISENHOWER LN SCITUATE, MA 02066				48-1-27-0				39 EISENHOWER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZIMKUS ALANNA & FRENIS JA				11/23/2020	QS	660,000	53867-131				
RICHARDSON JULIE A & DAVI				11/22/2016	F	1	47775-9				
RICHARDSON JULIE &				05/29/2015	QS	425,000	45609-201				

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 %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.182	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	3,240

TOTAL	1.100 Acres	ZONING		FRNT	34	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	366,900	352,200		
Inf1	FACTOR 100		BUILDING	392,400	365,800			
Inf2	PHY 100		DETACHED	1,000	1,000			
			OTHER	0	0			
				TOTAL	760,300	719,000		

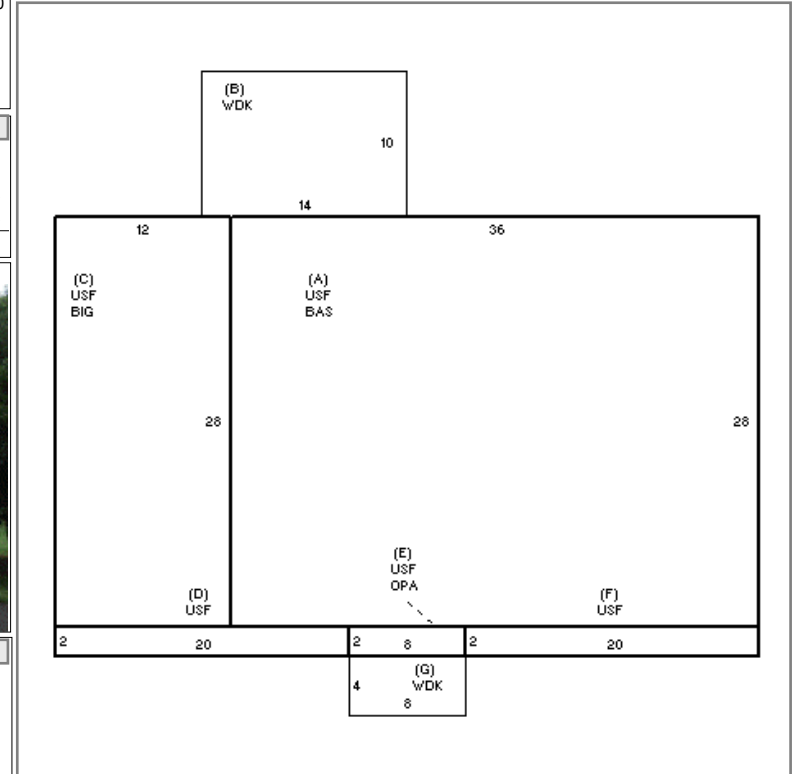
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	12X10		120	13.93	1,000



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/10/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/2/2020	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	2,448	DETAIL ADJ	1.030
\$NLA(RCN)	\$206	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,944	
# 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	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,008	1955	200.62	202,228
+	WDK	N	WOOD DECK	172		38.40	6,605
C	BIG	N	BUILT-IN GARAGE	336		50.96	17,124
+	USF	L	UPPER STORY FIN	1,440	1955	182.44	262,720
E	OPA	N	OPEN PORCH	16		51.50	824
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	ODS	O	OUT DOOR SHOWER	1		1,382.00	1,382

TOTAL RCN	503,108
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$392,400