

Key: 138

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 122

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| DANIELSON JOHN R 22 MARILYN RD SCITUATE, MA 02066 | | | | 42-2-15-0 | | | | 22 MARILYN RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DANIELSON JOHN R | | | | 07/05/2012 | H | 100,000 | 41609-47 | | | | |
| DANIELSON JOHN R & CHRIST | | | | 05/02/1985 | QS | 66,000 | 6081-88 | | | | |
| DANIELSON G RICHARD & KAT | | | | 01/01/1955 | XX | | 2363-122 | | | | |

| 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 | % |
| 98-559 | 10/01/1998 | 2 | ADDITIONS | | | | 100 | 100 |

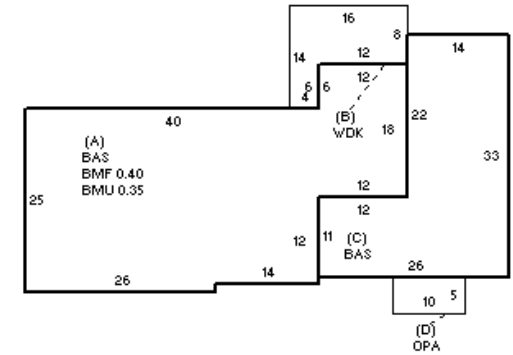
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| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 40,000 | WS 1.00 | 100 | 1.00 | 374,000 | 1.00 | 100 | 1.00 | R03 | 0.85 | 343,430 |
| 300 | A | 0.014 | WS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R03 | 0.85 | 240 |

| TOTAL | 40,598 SF | ZONING | W. SCITUATE | FRNT | 207 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|-------------|------|-----|--------------|----------------|----------------|
| Ngh | | NOTE | | | | LAND | 343,700 | 312,400 |
| Infl1 | FACTOR 100 | | | | | BUILDING | 267,100 | 241,100 |
| Infl2 | PHY 100 | | | | | DETACHED | 0 | 0 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 610,800 | 553,500 |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



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| BUILDING | CD | ADJ | DESC | MEASURE | 6/16/2009 | PL |
|----------|----|------|-------------------|-------------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST REVIEW | | |
| STYLE | 1 | 0.85 | RANCH [100%] | | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | 3/4/2011 | KT |

BLDG COMMENTS
FY12 QUALITY CHANGE FROM + TO AVG PER FIELD REVIEW.

| YEAR BLT | 1954 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 387,161 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|--|
| NET AREA | 1,796 | DETAIL ADJ | 0.850 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 421 | | 48.62 | 20,471 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$216 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 481 | | 68.26 | 32,833 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 152 | | 38.40 | 5,837 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,796 | 1954 | 174.88 | 314,084 | KITCHEN | | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | D | OPA | N | OPEN PORCH | 50 | | 51.50 | 2,575 | BATHS | | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | F11 | O | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 | HEAT | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 | |
| | | | | | | | | | | | | | | | | | COND | 31 31 % | |
| | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | DEPR | 31 % GD 69 | |
| | | | | | | | | | | | | | | | | | RCNLD | \$267,100 | |