

Key: 1566

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.510

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CURRENT OWNER				PARCEL ID				LOCATION				
TOOMEY MARK D & SHELIA B 22 RIVERVIEW PL SCITUATE, MA 02066				13-2-10-0				22 RIVERVIEW PL				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TOOMEY MARK D & SHELIA B				09/12/2018	QS	1,570,000	50283-225					
NOBLE DAVID B				09/30/2016	H	160,000	47542-290					
NOBLE DAVID B & AMITY H				08/16/2010	O	580,000	38851-163					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,970	NS 1.00	100	1.00	528,000	1.16	100	1.00	RV2		475,790

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	%
14-444	07/15/2014	2	ADDITIONS	72,900	06/30/2015	SJ	100	100
10-495	10/22/2010	3	ALTERATIONS	380,000	06/02/2011	SJ	100	100
10-495	10/22/2010	3	ALTERATIONS	380,000	06/20/2012	SJ	100	100
		2	ADDITIONS				100	100
		7	OTHERS				100	100

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TOTAL	33,970 SF	ZONING	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E W/9		LAND	475,800	432,500
Inf1	FACTOR 100				BUILDING	1,545,200	1,276,100
Inf2	PHY 100				DETACHED	2,300	2,200
					OTHER	0	0
TOTAL					2,023,300	1,710,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G	1.20 20 0.80			300	9.48	2,300



BUILDING	CD	ADJ	DESC	MEASURE	3/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	3/25/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	4,251	DETAIL ADJ	1.248
\$NLA(RCN)	\$363	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		14	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		10	\$13,978
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,513		57.41	86,857
+	BAS	L	BASE AREA	1,019	1880	317.85	323,890
+	USF	L	UPPER STORY FIN	1,584	1880	289.05	457,857
B	BMF	N	BSMT FINISH-SEP	330		80.59	26,594
B	BAS	L	BASE AREA	824	2011	317.85	261,909
B	USF	L	UPPER STORY FIN	824	2011	289.05	238,179
C	EPA	N	ENCLOSED PORCH	168		126.28	21,216
+	OPA	N	OPEN PORCH	342		72.10	24,658
E	WDK	N	WOOD DECK	101		53.75	5,429
+	AGR	N	ATT GARAGE	977		54.21	52,961
	F22	O	FPL 2S 2OP	2		15,826.30	31,653

TOTAL RCN	1,545,181
CONDITION ELEM CD	
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,545,200

