

Key: 1775

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.703

LEGAL

LAND

DETACHED

BUILDING

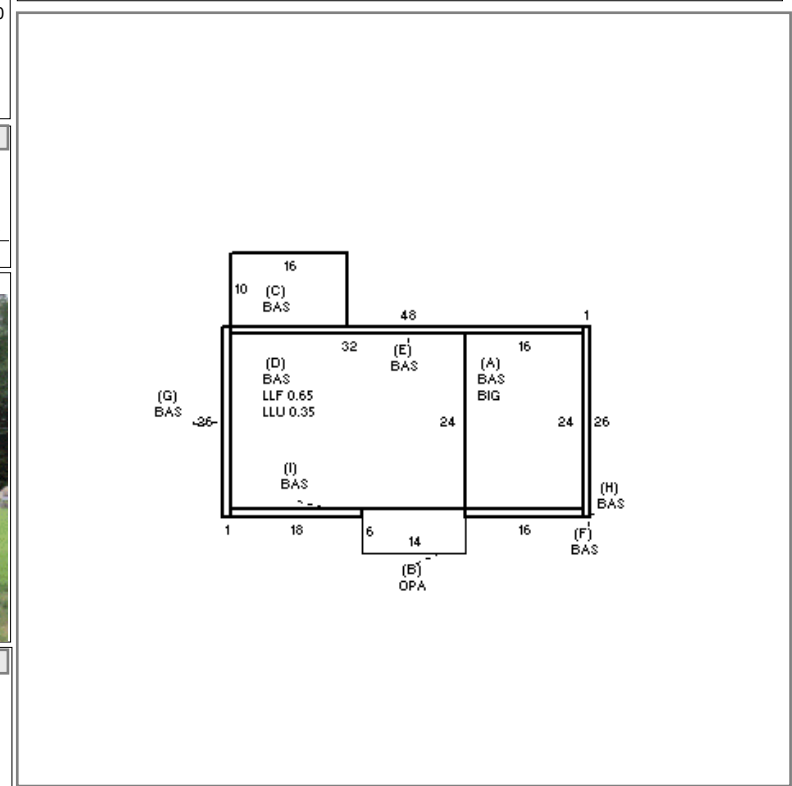
CURRENT OWNER				PARCEL ID				LOCATION			
DONOHUE JOHN J & BONNIE L 42 SYLVESTER RD SCITUATE, MA 02066				30-3-6-0				42 SYLVESTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONOHUE JOHN J & BONNIE L				06/01/2018	QS	555,000	49871-1				
HARRIGAN JOHN T & MARY G				10/29/1999	QS	286,000	18002-227				
MILLER PETER J AND MARGAR				05/10/1993	QS	185,000	11842-129				

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	%
19-234	04/09/2020	2	ADDITIONS	36,200	06/23/2020	JD	100	100
19-234	04/09/2019	2	ADDITIONS	36,200	07/22/2019	JD	100	10
07-574	09/19/2007	3	ALTERATIONS	3,400	06/25/2008	SJ	100	100
05-184	04/20/2005	3	ALTERATIONS	920	06/16/2005	SJ	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	100	1.00	1.00	R04	1.00		404,040
300	A	0.102	WS 1.00	100	1.00	100	1.00	1.00	R04	1.00		2,020

TOTAL	1.020 Acres		ZONING	FRNT	238	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	406,100	369,300
Inf1	FACTOR 100			BUILDING	359,900	320,400		
Inf2	PHY 100			DETACHED	41,000	39,100		
				OTHER	0	0		
				TOTAL		807,000	728,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10 X 14	2007	140	13.34	1,500
PTD	A	1.00	30 0.70 15 X 15		225	8.43	1,300
GFU	G	1.20	10 0.90 32 X 24		768	55.23	38,200



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/22/2019	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	6/23/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467.370		
NET AREA	1,945	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	384		54.28	20,845	CONDITION ELEM	CD		
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	OPA	N	OPEN PORCH	84		56.65	4,759	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,446	1971	226.44	327,439	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	LLU	N	LOWER LEVEL UNF	269		65.74	17,685	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	D	LLF	L	LOWER LEVEL FIN	499	1971	156.19	77,939	BATHS	G		
				INT FINISH	2	DRYWALL	1.00		F12	O	FPL 1S 2OP	1		11,381.70	11,382	BATHS	G		
				HEATING/COOLING	11	HW/COOL AIR	1.04									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	1994 / 28
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$359,900