

Key: 1777

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.705

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGINS DAVID & PAULA J 26 SYLVESTER ROAD SCITUATE, MA 02066				30-3-4-0				26 SYLVESTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIGGINS DAVID & PAULA J				10/22/1982	QS	84,000	5228-474				
BLISS E PARKER AND AVIS D				01/01/1976	XX		4048-265				
BONDURANT THOMAS L AND JO				01/01/1975	XX		3975-546				


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	%
11-144	03/30/2011	3	ALTERATIONS	5,000	06/30/2011	SJ	100	100
11-144	03/30/2011	3	ALTERATIONS	5,000	07/19/2012	SJ	100	100

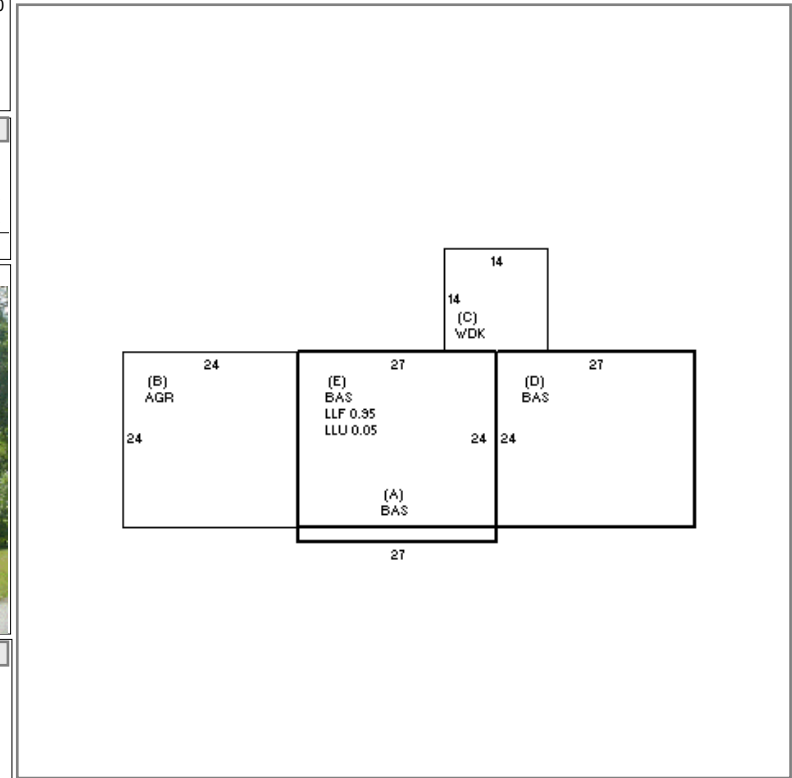
LAND

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	440,000	1.00	100	1.00	R04 1.00	404,040
300	A	0.132	WS 1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R04 1.00	2,610

TOTAL	1.050 Acres	ZONING	FRNT	181	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	406,700	369,800
Inf1	FACTOR 100		BUILDING	299,500	270,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		706,200	639,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/15/2003
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2011	SJ	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/22/2011	KT	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

INDING

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	399,291
NET AREA	1,966	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,350	1972	199.51	269,338	CONDITION ELEM	CD
\$NLA(RCN)	\$203	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	AGR	N	ATT GARAGE	576		42.64	24,563	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	196		38.40	7,526	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	32		57.94	1,854	KITCHEN	
				FLOOR COVER	99	N/A	1.00	E	LLF	L	LOWER LEVEL FIN	616	1972	137.61	84,769	BATHS	
				INT FINISH	99	N/A	1.00	E	F11	O	FPL 1S 10P	1		7,281.00	7,281	HEAT	
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	
				FUEL SOURCE	3	ELECTRIC	1.00										
																EFF.YR/AGE	1990 / 32
																COND	25 25%
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$299,500