

Key: 1785

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.713

LEGAL

LAND

DETACHED

BUILDING

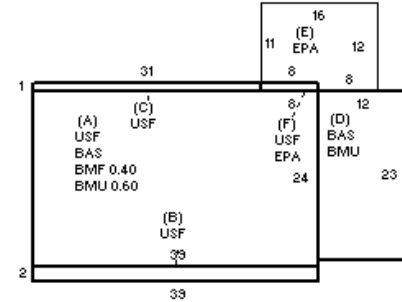
CURRENT OWNER				PARCEL ID				LOCATION			
FIDDNER ANTONIA & CHRISTOPHER				30-4-2-0				35 SYLVESTER RD			
35 SYLVESTER RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				FIDDNER ANTONIA & MACKAY PAUL M & JOANNE L				10/07/2016	QS	580,000	47573-19
				MITTON PETER C AND KAREN				10/01/1983	QS	137,500	5476-70
								01/01/1975	XX		4019-662

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	%
10-603	12/21/2010	3	ALTERATIONS	37,000	06/30/2011	SJ	100	100
98-249	06/08/1998	3	ALTERATIONS				100	100

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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

TOTAL	40,075 SF	ZONING	W. SCITUATE	FRNT	175	ASSESSED	404,100	CURRENT	441,500	PREVIOUS	367,400
Ngh	W. SCITUATE	NOTE		LAND		404,100		441,500		367,400	
Infl1	FACTOR 100		DETACHED		12,200		11,100				
Infl2	PHY 100		OTHER		0		0				
			TOTAL		857,800		793,200				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1980	11,000	1.10	12,100



BLDG COMMENTS

OTHER FIX=SINK
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,265	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	838		49.27	41,292
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	374		69.17	25,870
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,212	1972	221.14	268,026
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,053	1972	201.11	211,765
				FLOOR COVER	99	N/A	1.00	+	EPA	N	ENCLOSED PORCH	192		99.22	19,050
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,062.90	9,063
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	588,624
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 1990 / 32	
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$441,500