

Key: 1786

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.714

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON PETER W & LINDA 47 SYLVESTER ROAD SCITUATE, MA 02066				30-4-1-0				47 SYLVESTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON PETER W & LINDA				01/01/1975	QS		4001-690				
J AND C HOMES INC				01/01/1974	XX		3898-144				
PITTMAN MARTIN J				01/01/1972	XX		3693-174				

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	%
95-236	05/05/1995	3	ALTERATIONS				100	100

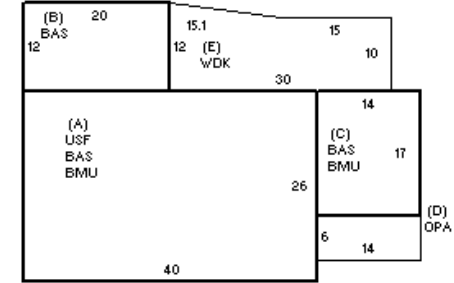
LAND

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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.222	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	4,400

TOTAL	1.140 Acres	ZONING	FRNT	488	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	408,400	371,500
Inf1	FACTOR 100				BUILDING	434,200	408,100
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>842,600</b>	<b>779,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/22/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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

G

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	578,975		
NET AREA	2,558	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,278		44.21	56,494	CONDITION ELEM	CD		
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,040	1973	179.50	186,680	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,518	1973	197.38	299,630	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	84		51.50	4,326	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	315		38.40	12,096	BATHS			
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES	2	1.00																COND	25 25 %
ROOMS	8	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	25 % GD 75
# 1/2 BATHS	1	1.00																RCNLD	\$434,200
TOT FIXTURES	8	\$6,528																	
# UNITS	1	1.00																	