

Key: 1843

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.770

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROULEAU ANN P 46 GROVE ST SCITUATE, MA 02066				30-1-26-0				46 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROULEAU ANN P				06/29/2012	S	245,000	41591-42				
SCITUATE FEDERAL SAVINGS				07/25/2011	L	150,000	40149-51				
EGGIMANN KARIN A				09/30/2004	O	290,000	29172-91				

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	%
12-108	03/12/2012	3	ALTERATIONS	25,000	07/19/2012	SJ	100	100
01-407	08/01/2001	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,099 WS	1.00	100	1.00	374,000	1.95	100	1.00	R03	0.85	319,940

TOTAL	19,099 SF	ZONING	FRNT	91	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE IN M31. . . .	LAND	319,900	290,900		
Infl1	FACTOR 100		BUILDING	101,900	94,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	421,800	385,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2012	SJ
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	3/23/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	195,940
NET AREA	522	DETAIL ADJ	0.850	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	522		59.49	31,052		
\$NLA(RCN)	\$375	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	522	1910	260.53	135,995		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	216		58.61	12,660		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	99		90.20	8,930		
				FLOOR COVER	99	N/A	1.00	D	ENT	N	ENCLOSED ENTRY	35		97.71	3,420		
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	48		38.40	1,843		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		4	1.00														
BEDROOMS		2	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$2,040														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1960 / 62
																COND	48 48 %
																FUNC	0
																ECON	0
																DEPR	48 % GD 52
																RCNLD	\$101,900

