

Key: 1864

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.791

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
KRUPSKI EDWARD III & BOTSARIS CALIANNE 54 TANGLEWOOD DR SCITUATE, MA 02066				31-1-14-H				54 TANGLEWOOD DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KRUPSKI EDWARD III & SOLARI JAMES J & ELIZABET				09/23/2020	QS	651,000	53486-244	
				SOLARI JAMES J & ELIZABET				01/19/2011	F	1	39561-285	
								01/01/1974	QS		3917-734	

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	%

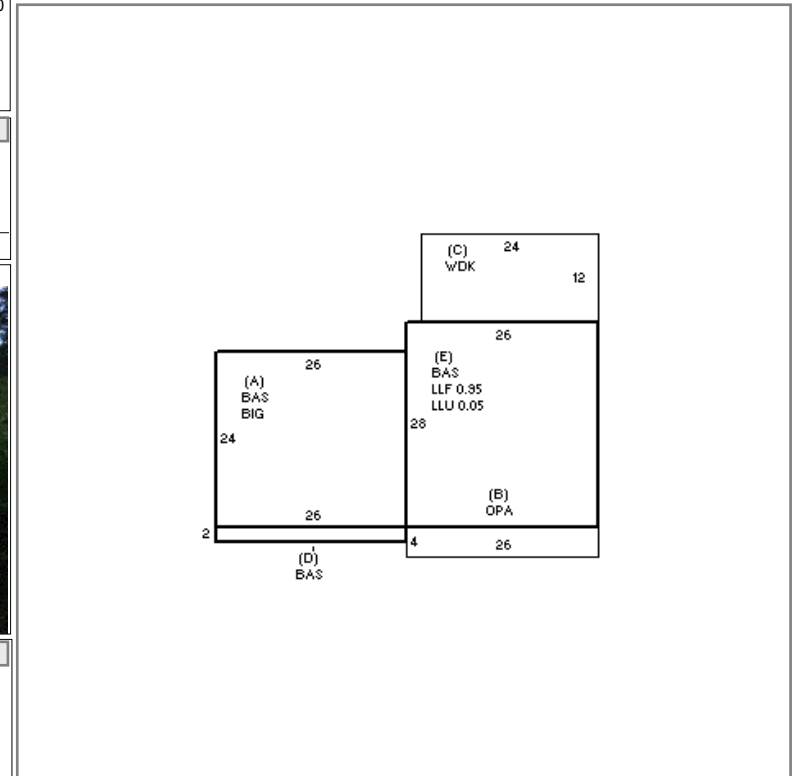
LAND

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	0.112	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	2,220

TOTAL	1.030 Acres	ZONING	W. SCITUATE	FRNT	29	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE				LAND	406,300	369,400
Infl1	FACTOR 100					BUILDING	386,100	348,100
Infl2	PHY 100					DETACHED	20,700	19,600
						OTHER	0	0
						TOTAL	813,100	737,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 SHED 19 X 14		266	11.67	2,200
SHF	A	1.00	30 0.70 SHED 20 X 10		200	12.29	1,700
IPG	A	1.00	30 0.70 38 X 18	1979	684	34.99	16,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	10/5/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	2,096	DETAIL ADJ	1.020
\$NLA(RCN)	\$233	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,181	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	624		47.01	29,332
EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	104		56.65	5,892
ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	288		42.24	12,165
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,404	1972	223.51	313,807
FLOOR COVER	24	COMB	1.00	E	LLU	N	LOWER LEVEL UNF	36		64.90	2,336
INT FINISH	2	DRYWALL	1.00	E	LLF	L	LOWER LEVEL FIN	692	1972	154.17	106,684
HEATING/COOLING	2	HOT WATER	1.02	F12	O		FPL 1S 2OP	1		11,381.70	11,382
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	488,777
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$386,100