

Key: 1880

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.806

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
STREET ROYDON & DONNA J PO BOX 93 SCITUATE, MA 02066		31-1-22-0		65 GROVE ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
STREET ROYDON & DONNA J		08/24/1994	A	201,000	13100-289
STREET ETHEL J		01/01/1975	XX		4029-629
STREET LIONEL A AND ETHEL		01/01/1955	XX		2387-36

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 %
08-171	04/01/2008	3	ALTERATIONS	27,000	06/25/2008	SJ	100 100
08-171	04/01/2008	3	ALTERATIONS	27,000	07/10/2009	SJ	100 100
90-26	01/30/1990	3	ALTERATIONS				100 100
		3	ALTERATIONS				100 100
		2	ADDITIONS				100 100

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	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	2,272	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	38,240

TOTAL	3.190 Acres	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	381,700	348,900
Inf1	FACTOR 100		LAND BUILDING	243,000	228,300		
Inf2	PHY 100		DETACHED	38,500	36,400		
			OTHER	0	0		
					TOTAL	663,200	613,600

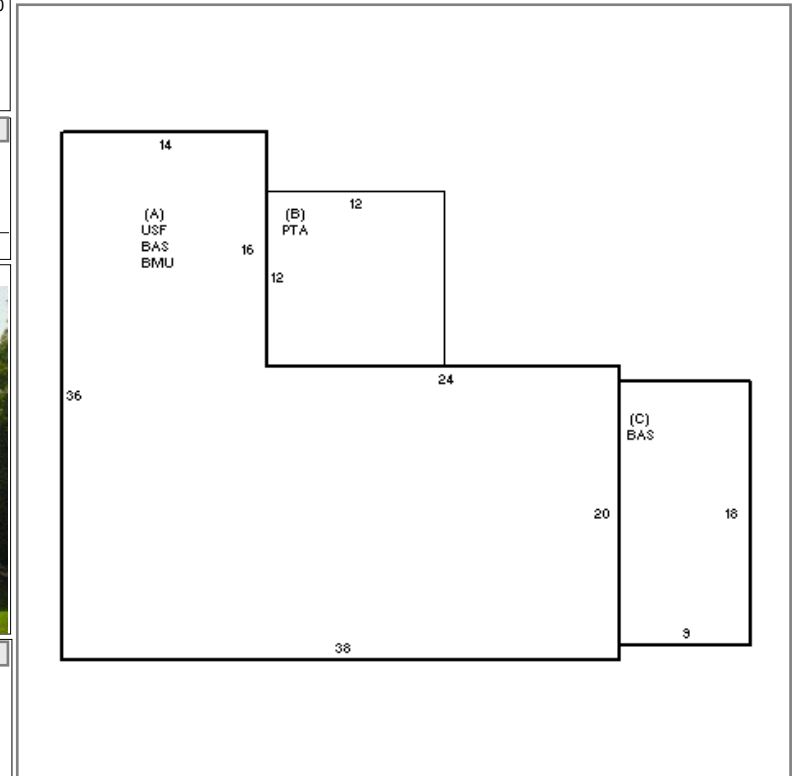
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	50 0.50 GARAGE		896	32.13	14,400
S/V	A	1.00	SV 1.00 SHED		400	1.10	400
S/V	A	1.00	SV 1.00 VINYL STEEL	1969	6,000	1.10	6,600
FBN	-	0.90	10 0.90 W/LOFT24 X 3	2008	768	24.78	17,100



BLDG COMMENTS

FY12 STYLE CHANGE FROM COLONIAL TO CONVENTIONAL.

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/7/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1867	SIZE ADJ	1.000
NET AREA	2,130	DETAIL ADJ	1.224
\$NLA(RCN)	\$317	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$9,401	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	984		56.84	55,926
A	USF	L	UPPER STORY FIN	984	1867	266.08	261,826
B	PTA	N	PATIO	144		17.88	2,575
+	BAS	L	BASE AREA	1,146	1867	292.59	335,312
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	674,927
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64%
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$243,000