

Key: 2234

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.153

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GOMES RICHARD V & KATIE E				21-4-22-0				81 TOWNSEND RD			
81 TOWNSEND RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				GOMES RICHARD V & KATIE E				11/09/2020	QS	681,000	53789-100
				RANA OSMAN K & MEGHAN O				05/29/2015	QS	454,000	45606-46
				TOOMEY MICHAEL W & KATHLE				06/05/2008	H	390,000	36047-159

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	%
17-467	07/24/2017	6	CYCL GROWTH	17,500	02/20/2018	JD	100	100
		6	CYCL GROWTH				100	100

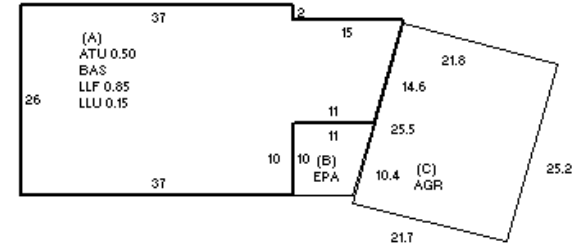
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,818	NS 1.00	100	1.00	100	1.00	440,000	1.59	100	1.00	R04 1.00	383,160

TOTAL	23,818 SF	ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	383,200	348,300
Infl1	FACTOR 100		BUILDING	394,000	355,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	777,200	703,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2018	JD
MODEL	1		RESIDENTIAL	LIST	2/20/2018	JD
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/29/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,473			
NET AREA	2,116	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	172		64.13	11,031	CONDITION ELEM	CD			
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	972	1968	152.37	148,105	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,144	1968	220.91	252,718	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	572		40.70	23,280	KITCHEN	V			
				FLOOR COVER	24	COMB	1.00	B	EPA	N	ENCLOSED PORCH	95		99.22	9,426	BATHS	G			
				INT FINISH	1	PLASTER	1.00	C	AGR	N	ATT GARAGE	551		47.39	26,114	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,009.10	8,009	ELECT	A				
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1		1,505.90	1,506						
																		EFF.YR/AGE	2003 / 19	
																		COND	18 18 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	19 % GD 81	
																		RCNLD	\$394,000	