

Key: 2317

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.228

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CURRENT OWNER				PARCEL ID				LOCATION			
AVALLONE CURT V & ROCHE MARIAH 89 SURFSIDE RD SCITUATE, MA 02066				27-7-11-E				33 CHRISTOPHER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AVALLONE CURT V & ROCHE M				12/15/2016	QS	824,000	47886-182				
WEBSTER BARBARA TR				05/17/2010	F	100	38530-21				
WEBSTER JOHN H & BARBARA				01/01/1977	QS	59,500	4194-618				

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	%
98-260	06/11/1998	2	ADDITIONS				100	100
94-480	10/03/1994	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

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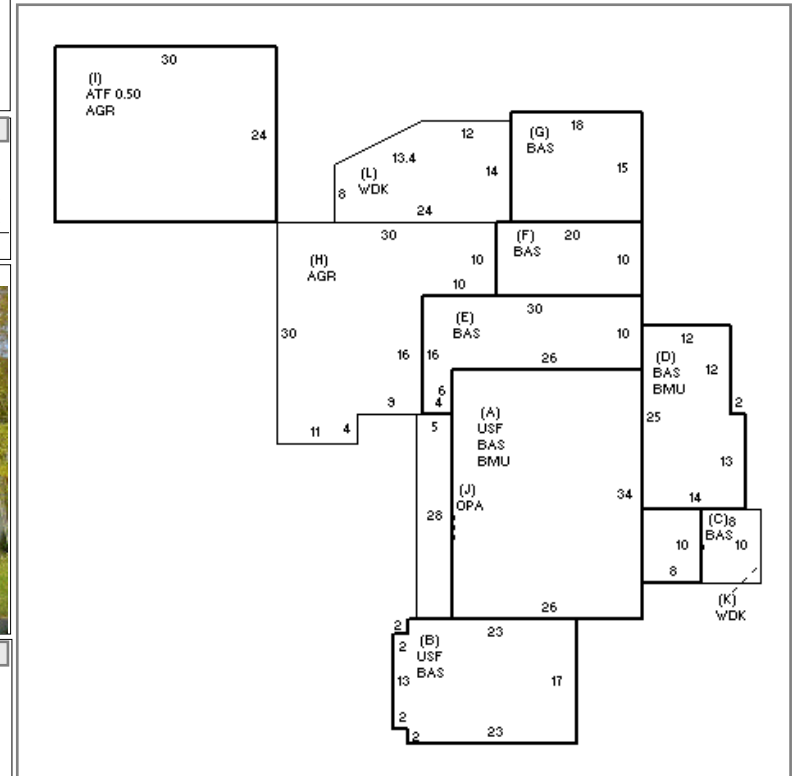
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,900	SC	1.00	1.00	1.00	1.00		R06	1.40		544,120

TOTAL	27,878 SF	ZONING	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	544,100	388,700
Infl1	FACTOR 100		BUILDING	824,000	763,800		
Infl2	PHY 100		DETACHED	700	600		
			OTHER	0	0		
TOTAL			1,368,800	1,153,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		600	1.10	700



BLDG COMMENTS
OTHER FIX=2 SINKS FY 18.. KITCHENETTE ABOVE GAR. PER MLS



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BUILDING	CD	ADJ	DESC	MEASURE	8/25/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/25/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,070,142
NET AREA	4,162	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,210		53.75	65,041		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,301	1969	202.96	264,056		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,501	1969	223.19	558,190		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	AGR	N	ATT GARAGE	1,384		44.45	61,523		
				FLOOR COVER	99	N/A	1.00	I	ATF	L	ATTIC FINISH	360	1969	144.20	51,913		
				INT FINISH	99	N/A	1.00	J	OPA	N	OPEN PORCH	140		61.80	8,652		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	380		46.08	17,510		
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	2		9,886.20	19,772		
									KIT	O	XTRA KITCHEN	1		7,816.80	7,817		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1995 / 27
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$824,000