

Key: 2468

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.380

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DAWSON ANDREW C & MARKELLA KELLEY 38 CURTIS ST SCITUATE, MA 02066				26-1-8-0				38 CURTIS ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAWSON ANDREW C & GOOD WILLIAM & ELIZABETH				07/10/2020	QS	760,000	53055-54				
DURKEE DUSTIN R & JEANNE				07/13/2016	QS	515,000	47176-289				
				05/04/2015	F	1	45503-339				

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	%
10-161		7	OTHERS		06/28/2021	JD	100	100
10-161	04/29/2010	7	OTHERS		09/27/2020	JD	100	100
10-161	04/29/2010	3	ALTERATIONS	6,600	07/27/2010	SJ	100	100
09-086	03/20/2009	3	ALTERATIONS	7,850	06/27/2011	SJ	100	100
		3	ALTERATIONS		06/29/2009	SJ	100	100

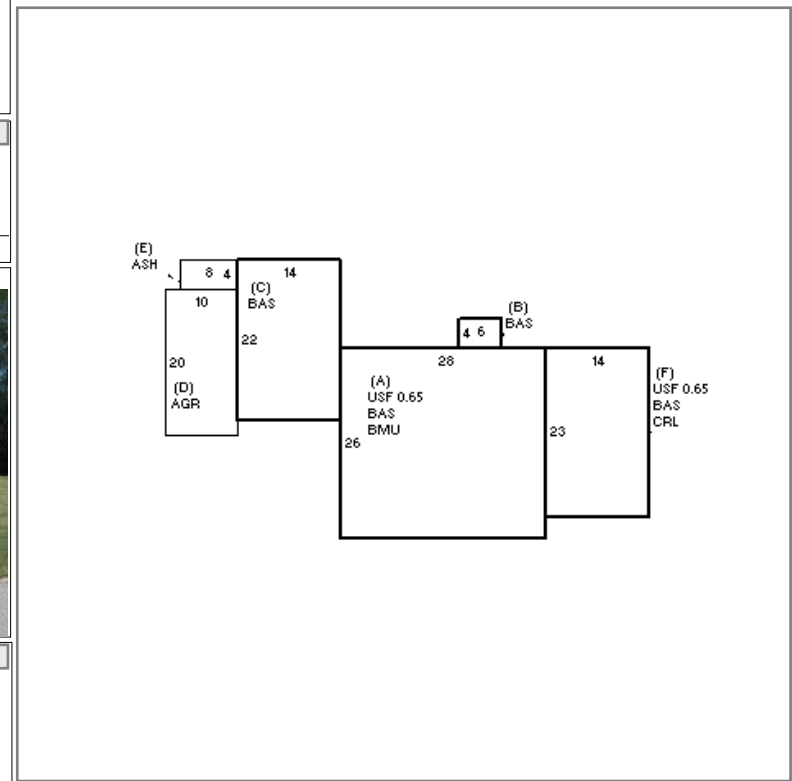
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,520	SC	1.00	1.00	1.00	1.00			R04	0.90	332,340

TOTAL	14,520 SF	ZONING	FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	IN M32		LAND	332,300	318,900
Infl1	FACTOR 100		BUILDING	537,600	478,600		
Infl2	PHY 100		DETACHED	3,300	3,100		
			OTHER	0	0		
			TOTAL	873,200	800,600		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8		96	14.95	1,000
PTD	A	1.00	30 0.70 14X12		168	9.14	1,100
PTD	A	1.00	30 0.70 13X15		195	8.75	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/28/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/28/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/27/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

I L D I N G

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	625,138
NET AREA	2,065	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	728		55.82	40,640	CONDITION ELEM	CD
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	683	1937	247.60	169,114	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,382	1937	272.27	376,282	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	200		72.77	14,554	KITCHEN	V
				FLOOR COVER	24	COMB	1.00	E	ASH	N	ATT SHED	32		26.81	858	BATHS	V
				INT FINISH	1	PLASTER	1.00	F	CRL	N	BSMT CRAWL	322		12.47	4,014	HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	O	FPL 2S 10P	1		9,886.80	9,887	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		9	\$9,790														
# UNITS		1	1.00														
																EFF.YR/AGE	2008 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$537,600