

Key: 2675

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.576

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
NICHOLSON KATIE 3 CRICKET CIR SCITUATE, MA 02066				7-5-47-0				3 CRICKET CIR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NICHOLSON KATIE				03/05/2021	QS	1,500,000	54526-55					
LOVERIN EMILY & HORNE WIL				04/09/2019	F	1	50985-166					
LOVERIN MARC & EMILY				02/13/2004	QS	695,000	27547-16					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,734	MB 1.00	100	1.00	1,100,000	1.66	100	1.00	R07	2.50	954,140

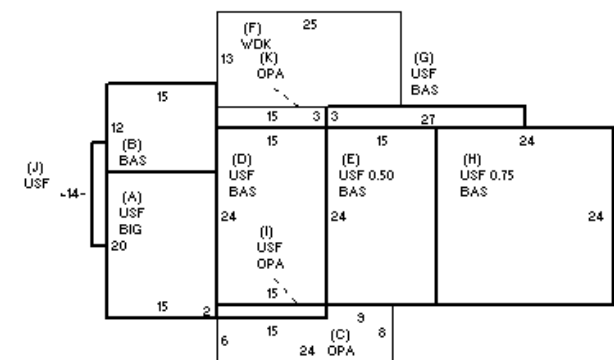
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-562	08/26/2004	3	ALTERATIONS		05/18/2006	SJ	100	100
04-562	08/01/2004	3	ALTERATIONS	200,000	06/07/2005	SJ	100	100
95-371	06/28/1995	3	ALTERATIONS				100	100
94-12	01/12/1994	3	ALTERATIONS				100	100

LAND

TOTAL	22,734 SF	ZONING	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	JOINT TENANTS. . . . N O T E			LAND	954,100	867,400
Inf1	FACTOR 100		BUILDING	825,000	681,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,779,100	1,549,200		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/15/2006
									



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BUILDING	CD	ADJ	DESC	MEASURE	2/23/2022	JD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	2/23/2022	EST	MLS
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	10/1/2020	JD	
QUALITY	V	1.40	VERY GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,031,194		
NET AREA	2,968	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	300		89.92	26,975	CONDITION ELEM	CD		
\$NLA(RCN)	\$347	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	540	1955	331.11	178,800	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	237		72.10	17,088	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	USF	L	UPPER STORY FIN	360	1955	301.11	108,399	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,017	1953	331.11	336,739	BATHS	V		
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	325		53.76	17,472	HEAT	U		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	USF	L	UPPER STORY FIN	1,051	1953	301.11	316,466	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		11,534.60	11,535				
									ODS	O	OUT DOOR SHOWER	1		2,345.00	2,345				
				CAPACITY		UNITS	ADJ											EFF.YR/AGE	2002 / 20
				STORIES	2	1.00												COND	18 18%
				ROOMS	9	1.00												FUNC	0
				BEDROOMS	3	1.00												ECON	0
				BATHROOMS	3	1.00												DEPR	20 % GD 80
				# 1/2 BATHS	0	1.00												RCNLD	\$825,000
				TOT FIXTURES	11	\$15,375													
				# UNITS	1	1.00													