

Key: 2730

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.633

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WEBSTER THEODORE T & MELISSA A 19 SURFSIDE RD SCITUATE, MA 02066				15-1-9-0				19 SURFSIDE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WEBSTER THEODORE T & MELI				06/05/2020	QS	1,725,000	(130265)					
WHITE JOHN J & PAULA				04/11/1996	QS	575,000	(89433)					
MCNAMARA JOHN III & CATHE				09/01/1992	QS	420,000	(C00083488)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,458	MB 1.00	100	1.00	1,760,000	2.53	100	1.00	WF5	4.00	1,476,640

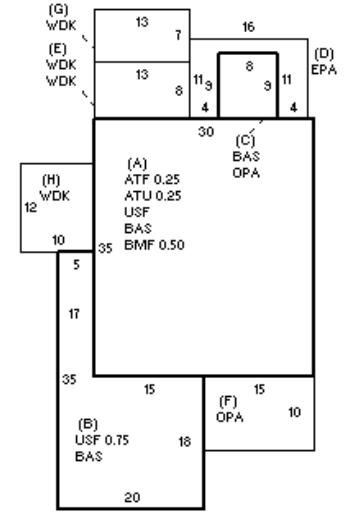
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-170	02/25/2021	3	ALTERATIONS	56,800	06/22/2021	JD	100	100
20-841	11/24/2020	3	ALTERATIONS	10,037	06/22/2021	JD	100	100
92-740	09/01/1992	3	ALTERATIONS				100	100
91-675	11/19/1991	3	ALTERATIONS				100	100

TOTAL	14,462 SF	ZONING		FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND		1,476,600	1,342,400	
Inf1	FACTOR 100		BUILDING		860,300	765,800		
Inf2	PHY 100		OTHER		0	0		
						TOTAL	2,358,100	2,128,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	GARAGE 30X22	1910	660 42.79	14,100
HTB	+	1.10	10 0.90			1 5,699.98	5,100
PTD	+	1.10	10 0.90	20 X 12		240 9.12	2,000



BLDG COMMENTS		
MLS		



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/22/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/23/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	3,214	DETAIL ADJ	1.248
\$NLA(RCN)	\$304	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	2	1.00	
TOT FIXTURES	13	\$15,575	
# 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	2	WOOD SHINGLES	1.01
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	525		100.00	52,499
+	USF	L	UPPER STORY FIN	1,384	1910	255.51	353,626
A	ATU	N	ATTIC UNF	263		44.40	11,677
A	ATF	L	ATTIC FINISH	263	1910	181.54	47,744
+	BAS	L	BASE AREA	1,567	1910	280.97	440,276
+	OPA	N	OPEN PORCH	222		61.80	13,720
D	EPA	N	ENCLOSED PORCH	104		108.24	11,257
+	WDK	N	WOOD DECK	419		46.08	19,308
	F21	O	FPL 2S 1OP	1		9,886.80	9,887
	ODS	O	OUT DOOR SHOWER	1		2,010.00	2,010

TOTAL RCN	977,579
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$860,300