

Key: 2787

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.690

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SNYDEMAN WILLIAM J & COLLEEN K 74 JENKINS RD GROTON, MA 01450				15-1-36-0				73 SURFSIDE RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SNYDEMAN WILLIAM J & COLL				01/12/2016	QS	716,000	(122936)					
BRODERICK JOSEPH A				09/11/1992	QS	275,000	(83540)					
WILLHITE VICTOR E & DOROT				06/01/1983	XX	338-84						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	MB 1.00	100	1.00	1,100,000	5.02	100	1.00	WF2	2.50	886,860

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	%
18-755	10/25/2018	3	ALTERATIONS	75,000	06/17/2019	JD	100	75
18-755	10/25/2018	3	ALTERATIONS	75,000	02/24/2020	JD	100	90
18-755	10/25/2018	3	ALTERATIONS	75,000	09/14/2020	JD	100	100
91-810	11/29/1991	3	ALTERATIONS				100	100
88-162	04/01/1988	3	ALTERATIONS				100	100

LAND

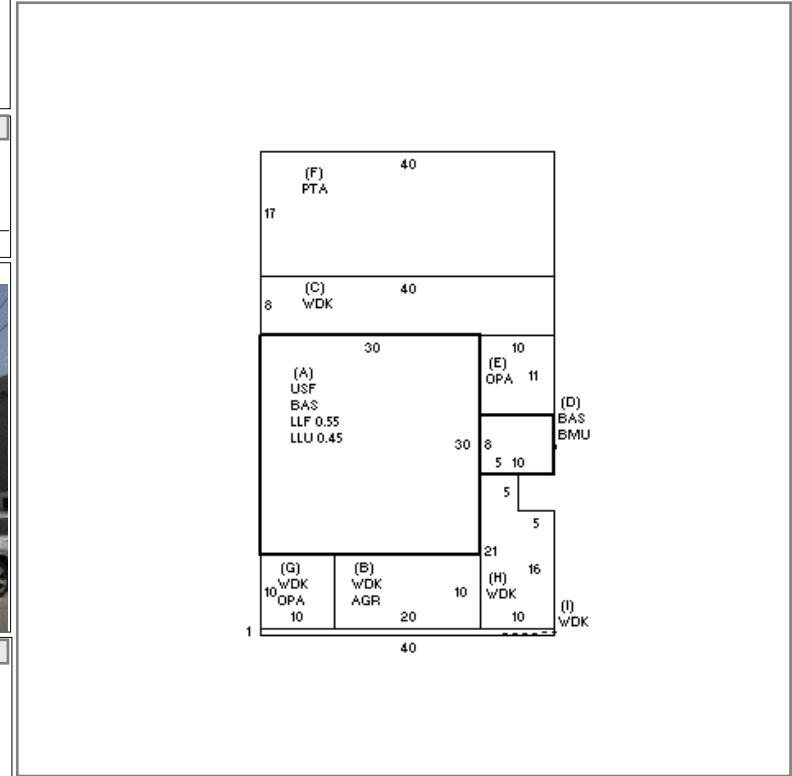
TOTAL	7,013 SF	ZONING	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	886,900	806,200
Infl1	FACTOR 100				BUILDING	622,800	554,500
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
				TOTAL	1,509,700	1,360,700	

DET
ACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	6/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/17/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	2/24/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,375	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$312	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	2	HIP	1.00
STORIES	3	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	9	1.00		FLOOR COVER	24	COMB	1.00
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	11	\$12,925					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	741,461
A	LLU	N	LOWER LEVEL UNF	405		81.53	33,020	CONDITION ELEM	CD
A	LLF	L	LOWER LEVEL FIN	495	1910	193.70	95,882	EXTERIOR	G
+	BAS	L	BASE AREA	980	1910	280.83	275,212	INTERIOR	G
A	USF	L	UPPER STORY FIN	900	1910	255.38	229,844	KITCHEN	V
B	AGR	N	ATT GARAGE	200		72.77	14,554	BATHS	V
+	WDK	N	WOOD DECK	845		46.08	38,938	HEAT	U
D	BMU	N	BSMT UNFINISHED	80		75.78	6,062	ELECT	U
+	OPA	N	OPEN PORCH	210		61.80	12,978		
F	PTA	N	PATIO	680		17.88	12,158		
	F21	O	FPL 2S 1OP	1		9,886.80	9,887		

EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$622,800