Key: 2788

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,691

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHOI SAMUEL & KAREN 151 CENTRAL PARK WEST APT 3C NEW YORK, NY 10023	15-1-37-0	75 SURFSIDE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHOI SAMUEL & KAREN	01/15/2004	QS	1,085,000	(104780)
SHARP THEODORE J	10/18/2002	QS	800,000	(C10223)
GALLAGHER CHRISTOPHER C A	11/09/2988	QS	180,000	77823-0

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

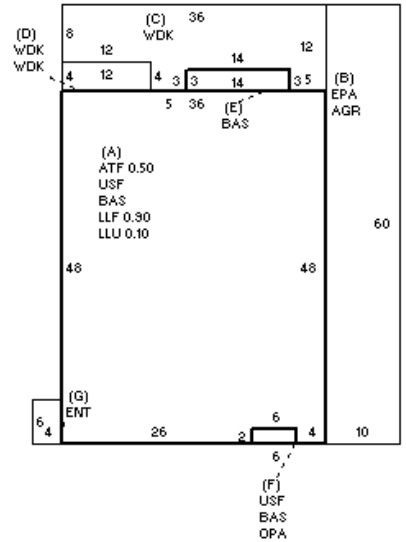
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1112	08/04/2021	3	ALTERATIONS	21,000	06/08/2022	JD	100	100
		6	CYCL GROWTH		05/16/2014		100	100
11-356	06/15/2011	3	ALTERATIONS	20,000	06/22/2012	SJ	100	100
11-162	04/06/2011	3	ALTERATIONS		06/20/2011	SJ	100	100
		6	CYCL GROWTH		04/05/2005	SJ	100	100

LAND

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	100 1.00	1,100,000	5.02	100 1.00	WF2 2.50			886,860

TOTAL	7,013 SF	ZONING		FRNT	71
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	886,900	806,200
BUILDING	520,300	719,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,407,200**	**1,526,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/8/2022	JD
LIST	6/8/2022	JD
REVIEW	9/6/2023	JD

BLDG COMMENTS
OTHER FIX=2 SHOWERS
MLS
BASEMENT APARTMENT

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	5,900	DETAIL ADJ	1.260
$NLA(RCN)	$210	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	11	1.00
BEDROOMS	7	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	15	$15,120
# UNITS	2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	172		64.62	11,115
A	LLF	L	LOWER LEVEL FIN	1,544	1910	153.53	237,043
+	USF	L	UPPER STORY FIN	1,728	1910	202.41	349,768
A	ATF	L	ATTIC FINISH	858	1910	143.81	123,390
B	AGR	N	ATT GARAGE	600		42.25	25,349
B	EPA	N	ENCLOSED PORCH	600		90.20	54,120
+	WDK	N	WOOD DECK	438		38.40	16,819
+	BAS	L	BASE AREA	1,770	1910	222.58	393,966
F	OPA	N	OPEN PORCH	12		51.50	618
G	ENT	N	ENCLOSED ENTRY	24		97.71	2,345
	F31	O	FPL 3S 1OP	1		9,197.00	9,197

TOTAL RCN	1,238,850

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 55		
COND	38	38 %	
FUNC	20	layout	
ECON	0		
DEPR	58	% GD	42
RCNLD			$520,300