

Key: 2794

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.697


LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|---------|------------|-------|------------|--------------|----------------|------|-----|------------|-----------|
| AVALLONE CURT V & MARIAH E 89 SURFSIDE RD SCITUATE, MA 02066 | | | | 15-1-44-0 | | | | 89 SURFSIDE RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| AVALLONE CURT V & MARIAH | | | | 09/16/1999 | QS | 745,000 | (96199) | | | | | |
| DINGER DAVID E & JANICE | | | | 01/01/1974 | XX | | 52201-0 | | | | | |
| STEWART GEORGE S AND CONS | | | | 01/01/1965 | XX | | (C00034877) | | | | | |
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 14,900 | MB 1.00 | 100 | 1.00 | 1,100,000 | 2.46 | 100 | 1.00 | WF2 | 2.50 | 924,740 |

LAND

| TOTAL | 14,898 SF | ZONING | FRNT | 123 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|------|-------|-----------|-----------|----------|
| Ngh | MINOT BCH | NOTE | | | LAND | 924,700 | 840,700 |
| Infl1 | FACTOR 100 | | | | BUILDING | 591,000 | 525,900 |
| Infl2 | PHY 100 | | | | DETACHED | 0 | 0 |
| | | | | | OTHER | 0 | 0 |
| | | | | TOTAL | 1,515,700 | 1,366,600 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 11/07/2003 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 3/30/2009 | PL | BLDG COMMENTS |
|----------|----|------|-------------------|---------|-----------|----|--|
| MODEL | 1 | | RESIDENTIAL | LIST | | | FY12 QUALITY CHANGE FROM VGD TO GD PER FIELD REVIEW. STYLE CHANGE FROM CONV TO CAPE. |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 3/31/2011 | KT | |
| QUALITY | G | 1.20 | GOOD [100%] | | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | | |

G

| YEAR BLT | 1951 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 798,646 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|------------|------------|
| NET AREA | 2,286 | DETAIL ADJ | 1.122 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 360 | | 52.34 | 18,842 | | |
| \$NLA(RCN) | \$349 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BMF | N | BSMT FINISH-SEP | 994 | | 73.47 | 73,032 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,354 | 1951 | 265.09 | 358,931 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 932 | 1951 | 241.07 | 224,677 | | |
| | | | | FLOOR COVER | 99 | N/A | 1.00 | B | ENT | N | ENCLOSED ENTRY | 20 | | 117.24 | 2,345 | | |
| | | | | INT FINISH | 99 | N/A | 1.00 | C | EPA | N | ENCLOSED PORCH | 408 | | 108.24 | 44,162 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | + | WDK | N | WOOD DECK | 492 | | 46.08 | 22,672 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | E | OPA | N | OPEN PORCH | 300 | | 61.80 | 18,540 | | |
| | | | | | | | | | BMG | O | BSMT GARAGE | 2 | | 2,989.20 | 5,978 | | |
| | | | | | | | | | F21 | O | FPL 2S 1OP | 2 | | 9,886.20 | 19,772 | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1985 / 37 |
| | | | | | | | | | | | | | | | | COND | 26 26 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 26 % GD 74 |
| | | | | | | | | | | | | | | | | RCNLD | \$591,000 |

