

Key: 2827

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.734

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
YURKSTAS JOANNE S/O MC DONALD LAURAJEAN 8 MONTVALE AV SCITUATE, MA 02066				22-7-2-0				8 MONTVALE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MC DONALD LAURAJEAN				07/03/2023	QS	400,000	58066-158				
YURKSTAS JOANNE				01/30/2017	F	1	48061-215				
YURKSTAS ADELINE L TR				05/13/2015	F	1	45540-10				

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	%
92-297	04/17/1992	3	ALTERATIONS				100	100
91-950	12/30/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,100	NS 1.00	100	1.00	374,000	3.91	100	1.00	R02	0.85	305,480

TOTAL	9,100 SF	ZONING	NO. SCITUATE	FRNT	132	ASSESSED	305,500	CURRENT	414,500	PREVIOUS	294,000	
Ngh	NO. SCITUATE	NOTE		LAND			109,000	BUILDING			102,400	
Infl1	FACTOR 100		DETACHED		0	0		OTHER		0	0	
Infl2	PHY 100		TOTAL									396,400

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	OTHER FIX=SHOWER
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BUILDING	CD	ADJ	DESC	MEASURE	4/7/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	302.698
NET AREA	912	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		57.21	32,726	CONDITION ELEM	CD
\$NLA(RCN)	\$332	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	286	1920	194.38	55,593	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	154	90.20	13,891	INTERIOR	
STORIES	1.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	626	1920	300.85	188,332	KITCHEN		
ROOMS	5	1.00	FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS		
BEDROOMS	2	1.00	INT FINISH	99	N/A	1.00									HEAT		
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02									ELECT		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00											
TOT FIXTURES	4	\$3,917															
# UNITS	1	1.00															
																EFF.YR/AGE	1952 / 70
																COND	64 64 %
																FUNC	0
																ECON	0
																DEPR	64 % GD 36
																RCNLD	\$109,000

