

Key: 2865

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.771

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CHRISTENSON CARL TR 9 STONE AVE SCITUATE, MA 02066				22-10-11-0				9 STONE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CHRISTENSON CARL TR				07/14/2016	QS	1,165,500		(123722)			
SCAVONGELLI PETER M & MIC				11/14/2011	O	683,500		(116721)			
JACKSON NEIL A & BARBARA				02/20/2009	F	1		(113013)			

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 %
12-118	03/13/2012	3	ALTERATIONS	97,000	07/06/2012	SJ	100 100
12-118	03/13/2012	3	ALTERATIONS	97,000	07/02/2013	SJ	100 100
12-118	03/13/2012	3	ALTERATIONS	97,700	07/02/2013	SJ	100 100
12-070	02/14/2012	3	ALTERATIONS	77,000	07/06/2012	SJ	100 100
10-180	05/11/2010	3	ALTERATIONS	7,500	07/07/2010	SJ	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,819	NS 1.00	100 1.00	100 1.00	748,000	2.83	100 1.00	WV4	1.70		622,860

TOTAL	12,819 SF	ZONING		FRNT	69	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	622,900	566,200		
Inf1	FACTOR 100		BUILDING	885,400	769,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	1,508,300	1,335,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- CONV TO COLONIAL
OTHER FIX=SHOWER.... ROOF DECK

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2012	SJ
MODEL	1		RESIDENTIAL	LIST	3/13/2012	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/31/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,029,578
NET AREA	3,007	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	377		63.83	24,065	CONDITION ELEM	CD
\$NLA(RCN)	\$342	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	753		89.61	67,474	EXTERIOR	G
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,757	1987	250.37	439,894	INTERIOR	G
STORIES	2.75	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,250	1987	275.31	344,140	KITCHEN	V
ROOMS	10		1.00	FLOOR COVER	99	N/A	1.00	+	OPA	N	OPEN PORCH	547		72.10	39,439	BATHS	V
BEDROOMS	3		1.00	INT FINISH	99	N/A	1.00	E	AGR	N	ATT GARAGE	214		82.36	17,625	HEAT	A
BATHROOMS	3		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	754		53.76	40,536	ELECT	A
# 1/2 BATHS	2		1.00	FUEL SOURCE	99	N/A	1.00		WDK	N	WOOD DECK	64		53.77	3,441		
TOT FIXTURES	13	\$15,142							F32	O	FPL 3S 2OP	1		17,435.60	17,436	EFF.YR/AGE	2008 / 14
# UNITS	1	1.00							GFP	O	GAS FIREPLACE	2		7,779.10	15,558	COND	14 14 %
									HTB	O	HOT TUB	1		4,828.60	4,829	FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$885,400