

Key: 2877

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.783

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
AHLBIN BARBARA E TR 25 ELY AV SCITUATE, MA 02066				22-12-8-F				25 ELY AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AHLBIN BARBARA E TR				09/28/2014	QS	575,000	44780-228				
HIGGINS LAURENCE J TRS				04/15/2009	F	1 37069-266					
HIGGINS LAURENCE & CAROL				01/01/1960	QS	2681-499					

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	%
15-573	09/01/2015	3	ALTERATIONS	513,000	06/20/2016	SJ	100	30
15-573	09/01/2015	3	ALTERATIONS	513,000	06/29/2017	SJ	100	100
89-367	07/01/1989	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,694	NS 1.00	100	1.00	100	1.00	880,000	1.27	100	1.00	784,650

TOTAL	30,694 SF	ZONING	FRNT	337	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	784,700	713,300
Inf1	FACTOR 100		BUILDING	997,200	886,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,781,900	1,599,900	

DETACHED

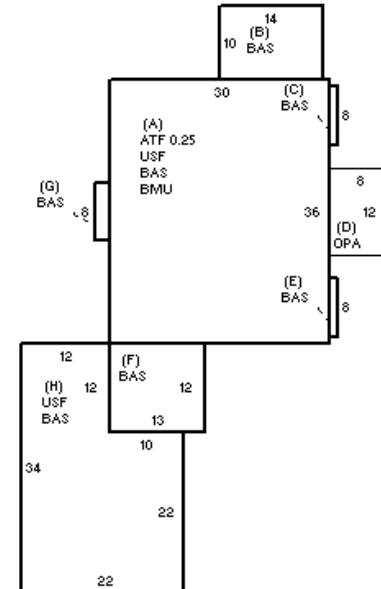
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
OTHER FIX=W/C

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	4,014	DETAIL ADJ	1.236
\$NLA(RCN)	\$276	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$5,933
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,080		55.37	59,800
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,708	1910	246.80	421,531
ROOF SHAPE	3	GAMBREL	1.00	A	ATF	L	ATTIC FINISH	270	1910	175.35	47,344
ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	2,036	1910	271.39	552,545
FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	96		61.80	5,933
INT FINISH	99	N/A	1.00	F32	O	FPL 3S 2OP		1		14,944.80	14,945
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	1,108,030
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD	\$997,200
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