

Key: 2888

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.793

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
OSTERBORG ANNE M 44 WOOD AVENUE SCITUATE, MA 02066				22-2-4-0				44 WOOD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OSTERBORG ANNE M				10/08/1997	A	1	15544-169				
OSTERBORG DONALD H & ANNE				05/23/1986	QS	124,900	6794-307				
DESMOND HENRY T AND MURIE				01/01/1969	XX		3443-643				

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	%
22-0108	02/01/2022	3	ALTERATIONS	10,000	06/21/2022	JD	100	100
11-605	09/28/2011	3	ALTERATIONS	6,000	07/06/2012	SJ	100	100
88-151	04/01/1988	7	OTHERS				100	100

LAND

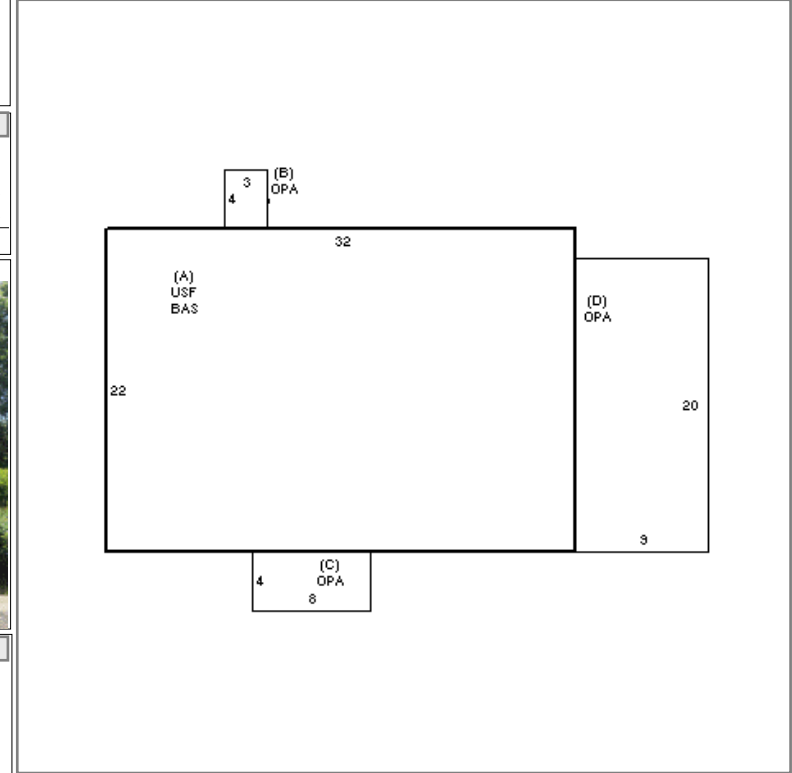
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,368	NS 1.00	100 1.00	100 1.00	440,000	2.39	100 1.00	R04	1.00		370,650

TOTAL	15,368 SF	ZONING	FRNT	297	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE C/W 2 3...			LAND	370,700	337,000
Inf1	FACTOR 100		BUILDING	230,200	204,800		
Inf2	PHY 100		DETACHED	8,600	8,200		
			OTHER	0	0		
			<b>TOTAL</b>		<b>609,500</b>	<b>550,000</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	-	0.90 50 0.50	24 X 16	1988	384	44.98	8,600	06/21/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/21/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	371,258		
NET AREA	1,408	DETAIL ADJ	1.188	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	704	1920	257.94	181,592	CONDITION ELEM	CD		
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	704	1920	234.57	165,139	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	224		51.50	11,536	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00									BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1967 / 55
																		COND	38 38 %
																		FUNC	0
																		ECON	0
																		DEPR	38 % GD 62
																		RCNLD	\$230,200