

Key: 2910

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.818

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION               |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------------------|--|--|--|
| KLEIN MARY ELIZABETH<br>9 POND VIEW AVENUE EXT<br>SCITUATE, MA 02066 |  |  |  | 14-1-6-0   |    |            |              | 9 POND VIEW AVENUE EXT |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                        |  |  |  |
| KLEIN MARY ELIZABETH   |  |  |  | 07/03/2020 | H  | 1          | 53024-175    |                        |  |  |  |
| KLEIN MARY ELIZABETH &   |  |  |  | 06/18/1997 | F  | 1          | 15257-31     |                        |  |  |  |
| DORSEY MARY E & PRATI ANG  |  |  |  | 05/24/1993 | XX | 1          | 11882-81     |                        |  |  |  |

| CLASS  | CLASS% | DESCRIPTION |             |        | BN ID | BN | CARD   |     |
|--------|--------|-------------|-------------|--------|-------|----|--------|-----|
| 1040   | 100    | TWO FAMILY  |             |        |       | 1  | 1 of 1 |     |
| PMT NO | PMT DT | TY          | DESC        | AMOUNT | INSP  | BY | 1st    | %   |
|        |        | 6           | CYCL GROWTH |        |       |    | 100    | 100 |

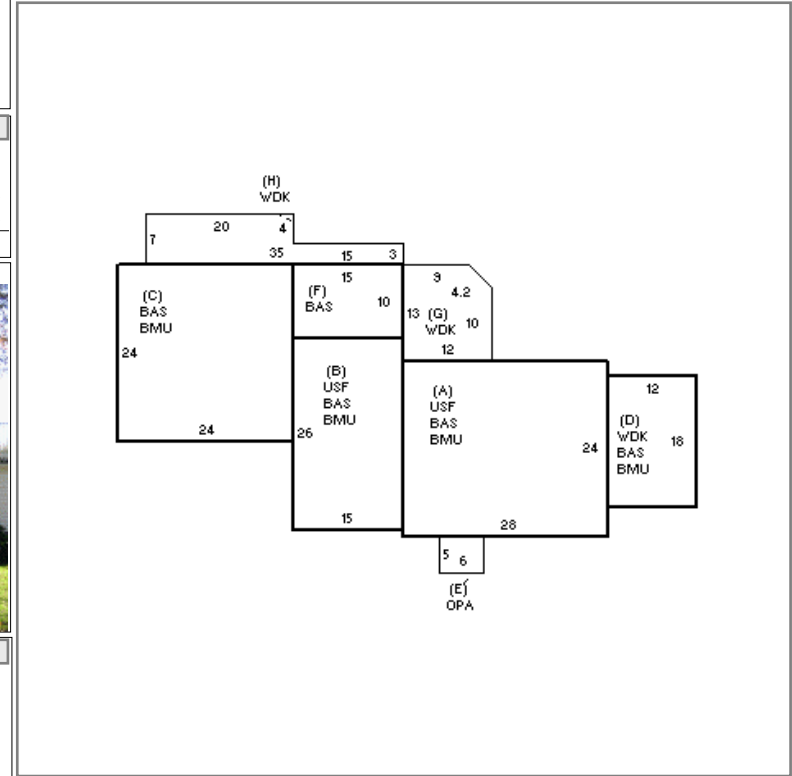
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 12,921   | MB 1.00 | 100  | 1.00 | 572,000  | 2.81 | 100  | 1.00 | R06 | 1.30       | 476,530   |

| TOTAL | 12,921 SF  | ZONING | NOOTE | FRNT         | 83 | ASSESSED       | CURRENT        | PREVIOUS |
|-------|------------|--------|-------|--------------|----|----------------|----------------|----------|
| Ngh   | MINOT BCH  |        |       | LAND         |    | 476,500        | 433,200        |          |
| Inf1  | FACTOR 100 |        |       | BUILDING     |    | 276,100        | 270,200        |          |
| Inf2  | PHY 100    |        |       | DETACHED     |    | 6,100          | 5,800          |          |
|       |            |        |       | OTHER        |    | 0              | 0              |          |
|       |            |        |       | <b>TOTAL</b> |    | <b>758,700</b> | <b>709,200</b> |          |

| TY  | QUAL | COND         | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| DGF | L    | 0.80 60 0.40 | GARAGE   |    | 380   | 40.12     | 6,100 |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 6/5/2003  | AD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    |           |    |
| STYLE    | 5  | 1.00 | COLONIAL [100%]     | REVIEW  | 3/31/2011 | KT |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |



| YEAR BLT     | 1920  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  |
|--------------|-------|------------|-------|-----------------|----|----------------|------|
| NET AREA     | 3,066 | DETAIL ADJ | 1.040 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 |
| \$NLA(RCN)   | \$250 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE          | 1.00 |
| STORIES      | 2     | 1.00       |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |
| ROOMS        | 8     | 1.00       |       | FLOOR COVER     | 99 | N/A            | 1.00 |
| BEDROOMS     | 0     | 1.00       |       | INT FINISH      | 99 | N/A            | 1.00 |
| BATHROOMS    | 3     | 1.00       |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |
| # 1/2 BATHS  | 0     | 1.00       |       | FUEL SOURCE     | 99 | N/A            | 1.00 |
| TOT FIXTURES | 9     | \$8,237    |       |                 |    |                |      |
| # UNITS      | 2     | 1.02       |       |                 |    |                |      |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 766.876 |
|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| + | BMU | N | BSMT UNFINISHED | 1,854 |      | 45.06     | 83,541  | CONDITION ELEM | CD      |
| + | BAS | L | BASE AREA       | 1,278 | 1920 | 215.83    | 275,836 | EXTERIOR       |         |
| + | USF | L | UPPER STORY FIN | 1,062 | 1920 | 196.28    | 208,447 | INTERIOR       |         |
| E | OPA | N | OPEN PORCH      | 30    |      | 56.65     | 1,700   | KITCHEN        |         |
| + | BAS | L | BASE AREA       | 726   | 2004 | 215.83    | 156,695 | BATHS          |         |
| + | WDK | N | WOOD DECK       | 553   |      | 42.24     | 23,359  | HEAT           |         |
|   | F21 | O | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   | ELECT          |         |

| EFF.YR/AGE | 1952 / 70  |
|------------|------------|
| COND       | 64 64 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 64 % GD 36 |
| RCNLD      | \$276,100  |