

Key: 2940

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.847

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAMEL ALDONA M S/O HAMEL ALDONA M & 17 OLD FARM RD SCITUATE, MA 02066				14-1-45-0				17 OLD FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAMEL ALDONA M & HAMEL ALDONA M				09/11/2023	A	1	58264-265				
DUVAL JAMES C & SARA M				07/03/2019	QS	557,000	51329-305				
				02/21/2012	F	1	40995-78				

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	%
23-0906	10/05/2023	1	NEW CONST	1,649,715				0
05-471	11/04/2005	3	ALTERATIONS	5,000	05/30/2006	SJ	100	100
92-796	10/26/1992	2	ADDITIONS				100	100
91-740	11/26/1991	3	ALTERATIONS				100	100
89-464	08/01/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,000	NS	1.00	1.00	1.00	528,000	2.61	100	1.00	PF1	1.20	442,080

TOTAL	14,000 SF	ZONING	FRNT	24	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	442,100	401,900
Inf1	FACTOR 100		BUILDING	289,000	257,200		
Inf2	PHY 100		DETACHED	700	600		
			OTHER	0	0		
					TOTAL	731,800	659,700

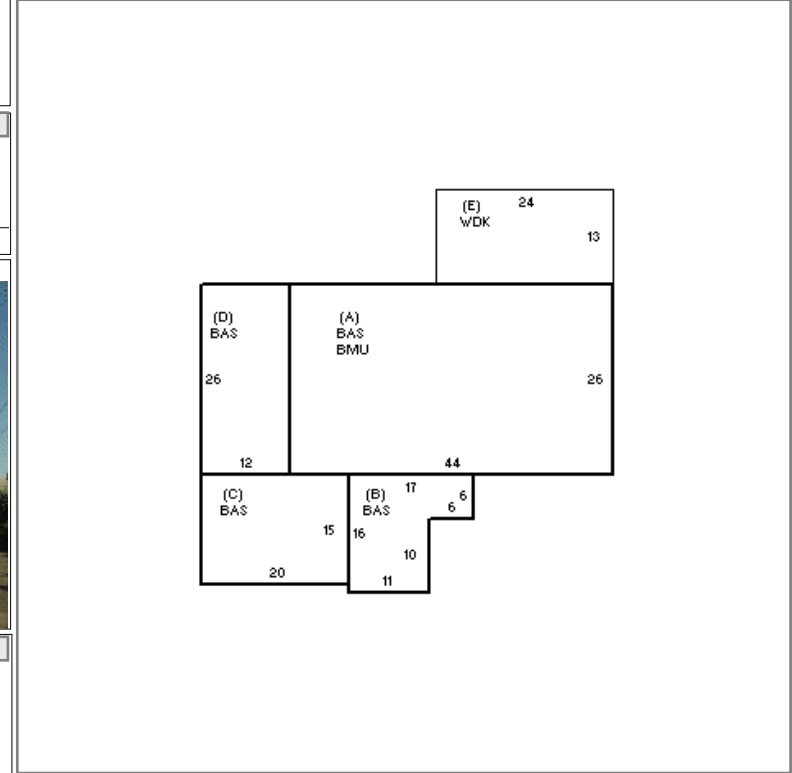
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	1989	600	1.10	700

PHOTO 11/07/2003



BUILDING	CD	ADJ	DESC	MEASURE	3/24/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	1	0.85	RANCH [100%]	REVIEW	9/21/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
mls



YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424,992														
NET AREA	1,968	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,144		45.47	52,015																
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,968	1957	176.89	348,115																
				ROOF SHAPE	1	GABLE	1.00	E	WDK	N	WOOD DECK	312		38.40	11,981																
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281																
				FLOOR COVER	24	COMB	1.00																								
				INT FINISH	1	PLASTER	1.00																								
				HEATING/COOLING	9	WARM/COOL AIR	1.03																								
				FUEL SOURCE	2	GAS	1.00																								
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