

Key: 3107

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.014

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROWE MICHAEL & ADRIENNE F 38 WHITCOMB RD SCITUATE, MA 02066				7-6-16-0				38 WHITCOMB RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROWE MICHAEL & ADRIENNE F				07/22/2020	O	802,500	53118-38				
MARTIN DAVID & JEAN M				05/25/2000	QS	459,000	18552-116				
KELLEY KEVIN G & EUGENIA				11/19/1984	XX	5867-280					

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	%
22-0794	07/25/2022	3	ALTERATIONS	73,694	11/02/2022	JD	100	100
20-607	09/29/2020	3	ALTERATIONS	56,500	06/15/2021	JD	100	100
09-384	04/21/2010	3	ALTERATIONS	2,500	06/17/2010	SJ	100	100
	01/01/1985	3	ALTERATIONS				100	100
		3	ALTERATIONS				0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,750 MB	1.00	100	1.00	1,100,000	6.05	100	1.00	R07	2.50	878,960

TOTAL	5,750 SF	ZONING	IN M8. C/W 17F. . .	FRNT	53	ASSESSED	879,000	CURRENT	1,328,300	PREVIOUS	1,177,200
Ngh	MINOT BCH	NOTE		LAND		879,000	799,100				
Infl1	FACTOR 100			BUILDING		441,200	370,400				
Infl2	PHY 100			DETACHED		8,100	7,700				
				OTHER		0	0				
				TOTAL		1,328,300	1,177,200				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 60 0.40	22X19	1920	418	48.57	8,100



BLDG COMMENTS	MLS
---------------	-----

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/2/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,541	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	674		47.53	32,036
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	298		66.72	19,884
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	971	1910	219.86	213,487
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	425	1910	156.21	66,389
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,145	1910	241.77	276,826
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	38		38.39	1,459
				HEATING/COOLING	11	HW/COOL AIR	1.04	F31	O	FPL 3S 1OP	1			9,197.00	9,197
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1			0.00	

TOTAL RCN	630,260
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30%
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$441,200

