

Key: 3125

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.033

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ARMSTRONG KEITH L & ELIZABETH G				8-7-37-F				45 GRASSHOPPER LN			
45 GRASSHOPPER LN SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				ARMSTRONG KEITH L & TEDESCHI LUKE G & ELAINE				05/01/2017	QS	1,200,000	48375-44
				TEDESCHI LUKE G & ELAINE				08/07/2007	F	1 34926-325	
				TEDESCHI LUKE G & ELAINE				10/31/2002	QS	779,000	23280-2

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 %
22-1186	11/14/2022	2	ADDITIONS	487,000	04/19/2023	JD	50 50
03-059	02/01/2003	3	ALTERATIONS	22,800	06/22/2004		100 100
90-640	10/01/1990	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	13,809	MB 1.00	100	1.00	1,320,000	2.64	100	1.00	WV8	3.00	1,104,260

DETACHED

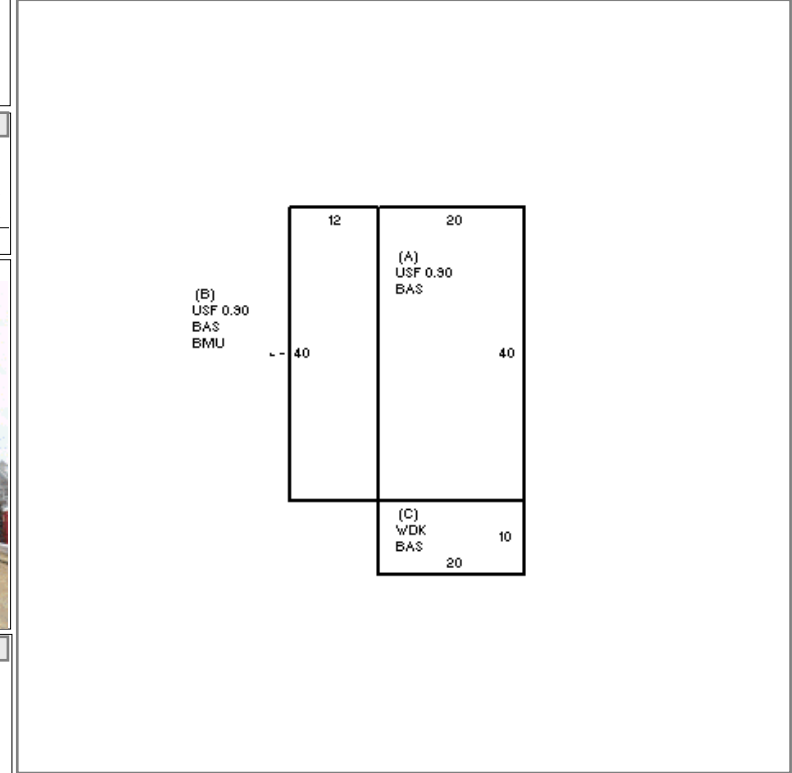
TOTAL	13,809 SF	ZONING	FRNT	71	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	1,104,300	1,003,900
Inf1	FACTOR 100		BUILDING	362,100	375,500		
Inf2	PHY 100		DETACHED	5,500	400		
			OTHER	0	0		
					TOTAL	1,471,900	1,379,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	50 0.50 10X8		80	15.97	600	04/19/2023
DGF	A	1.00	50 0.50 15X12		180	54.75	4,900	

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/19/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/5/2011	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	724,164
NET AREA	2,632	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	800	1920	264.50	211,599	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	720	1920	240.53	173,184	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	480		67.94	32,610	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	B	USF	L	UPPER STORY FIN	432	2023	240.53	103,910	KITCHEN	V
				FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	680	2023	264.50	179,859	BATHS	V
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	200		42.24	8,448	HEAT	U
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 10P	1		9,062.90	9,063	ELECT	U
				FUEL SOURCE	2	GAS	1.00										



BUILDING

LAND

BUILDING

BUILDING

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	50 uc
ECON	0
DEPR	50 % GD 50
RCNLD	\$362,100