

Key: 3144

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.052

LEG  
A  
L

L  
A  
N  
D

D  
E  
T  
A  
C  
H  
E  
D

B  
U  
I  
L  
D  
I  
N  
G

CURRENT OWNER				PARCEL ID				LOCATION			
NOTHERN STEVEN E & MAGUIRE KAREN L 20 COLLIER AVE SCITUATE, MA 02066				8-4-3-0				20 COLLIER AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NOTHERN STEVEN E & WASON FLETCHER R JR				12/17/1999	QS	295,000	18137-213				
WASON FLETCHER R JR & MAU				03/12/1999	XX		17236-350				
				11/01/1996	A	155,000	14758-204				

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,979	MB 1.00	100	1.00	1,100,000	4.43	100	1.00	R07	2.50	892,480

TOTAL	7,971 SF	ZONING		FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND	892,500	811,300		
Inf1	FACTOR 100		BUILDING	1,098,900	799,700			
Inf2	PHY 100		DETACHED	400	400			
			OTHER	0	0			
<b>TOTAL</b>			<b>1,991,800</b>	<b>1,611,400</b>				

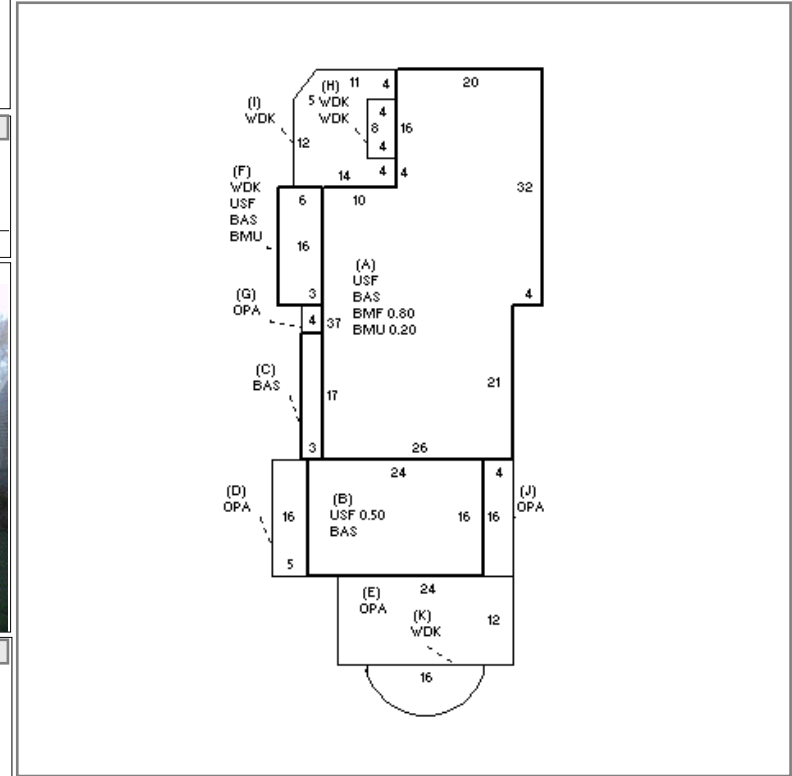
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8X4		32	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	1/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	11/2/2022	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/2/2022	JD
QUALITY	V	1.40	VERY 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
NET AREA	3,511	DETAIL ADJ	1.260	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	365		60.24	21,987
\$NLA(RCN)	\$373	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BMF	N	BSMT FINISH-SEP	1,077		84.56	91,071
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,634	1920	297.58	486,245
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,877	1920	327.23	614,209
				FLOOR COVER	24	COMB	1.00	+	OPA	N	OPEN PORCH	444		72.10	32,012
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	433		53.76	23,278
				HEATING/COOLING	11	HW/COOL AIR	1.04		F22	O	FPL 2S 2OP	1		15,827.00	15,827
				FUEL SOURCE	2	GAS	1.00		GEN	O	GENERATOR	1		0.00	
									ODS	O	OUT DOOR SHOWER	1		2,367.40	2,367

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	%
22-0524	05/19/2022	3	ALTERATIONS	550,000	08/24/2022	JD	100	90
22-0524	05/19/2022	3	ALTERATIONS	550,000	11/02/2022	JD	100	100
19-663	09/09/2019	3	ALTERATIONS	8,000	01/15/2020	JD	100	100
05-697	10/20/2005	3	ALTERATIONS		05/23/2006	SJ	100	100
		3	ALTERATIONS		02/24/2004	PJB	100	100



BLDG COMMENTS	

TOTAL RCN	1,308,166
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,098,900