Key: 3146

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,054

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONADIO MATTHEW &	8-4-5-B	16 COLLIER AV
DONADIO MICHAELA DONELAN		
405 BLAUVELT AVENUE		
HO HO KUS, NJ 07423		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONADIO MATTHEW &	06/23/2022	QS	1,300,000	56947-227
TURNER JOHN J JR TR	08/26/2016	F	100	47374-107
TURNER JOHN J & PATRICIA	01/01/1960	QS		2715-362

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

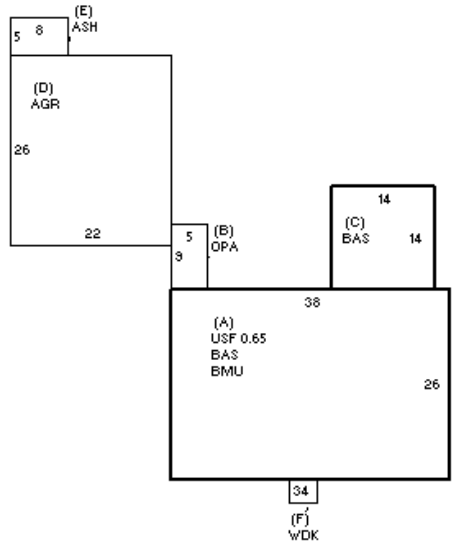
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,254	MB 1.00	100 1.00	100 1.00	1,100,000	2.74	100 1.00	R07 2.50			917,840

TOTAL	13,242 SF	ZONING		FRNT	75
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	917,800	834,400
BUILDING	346,700	335,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,264,500**	**1,170,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/02/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/2/2022	JD
LIST	11/2/2022	EST
REVIEW	4/6/2011	KT

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,826	DETAIL ADJ	1.122
$NLA(RCN)	$271	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	988		47.32	46,753
A	USF	L	UPPER STORY FIN	642	1961	209.28	134,358
B	OPA	N	OPEN PORCH	45		51.51	2,318
+	BAS	L	BASE AREA	1,184	1961	230.13	272,476
D	AGR	N	ATT GARAGE	572		42.73	24,443
E	ASH	N	ATT SHED	40		22.35	894
F	WDK	N	WOOD DECK	12		38.42	461
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	495,328
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
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		$346,700