

Key: 3159

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.067

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CURRENT OWNER				PARCEL ID				LOCATION				
NEVEU DENNIS M & AMY S TRS 20 GRASSHOPPER LN SCITUATE, MA 02066				8-3-21-F				20 GRASSHOPPER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NEVEU DENNIS M & AMY S TR				05/29/2020	QS	1,600,000	52828-245					
COLBERT VINCENT P & MARIE				09/18/2014	QS	1,390,000	44749-194					
BARRY MELISSA J				03/14/2007	O	805,000	34238-182					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,500	MB 1.00	100	1.00	1,100,000	4.17	100	1.00	R07	2.50	895,310

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TOTAL	8,494 SF	ZONING	FRNT	191	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	895,300	813,900
Inf1	FACTOR 100		BUILDING	1,213,400	1,074,700		
Inf2	PHY 100		DETACHED	1,200	1,200		
			OTHER	0	0		
			TOTAL	2,109,900	1,889,800		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90		144	9.48	1,200



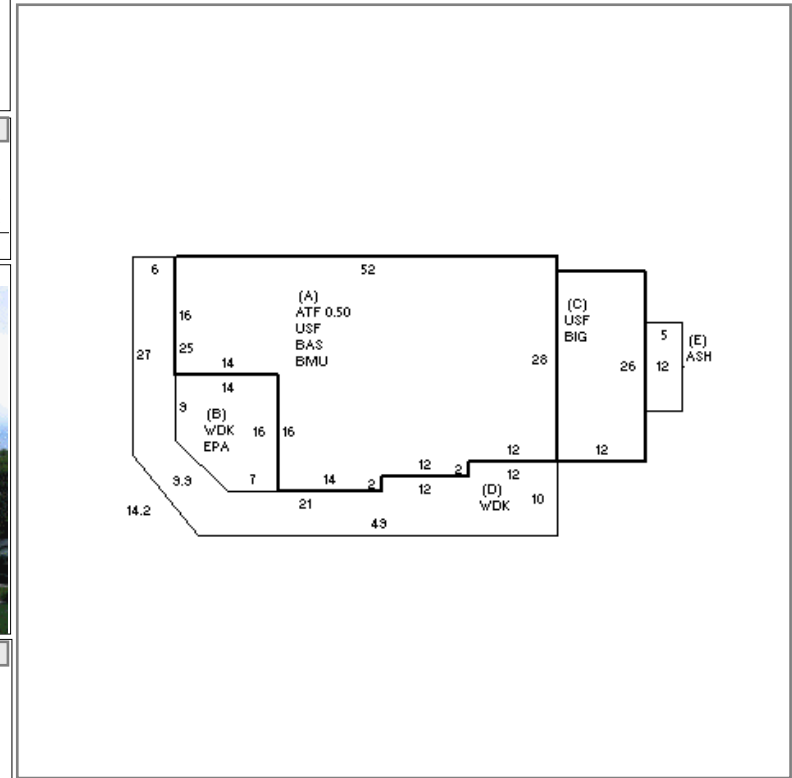
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-363	06/24/2014	3	ALTERATIONS	19,000	06/22/2015	SJ	100	100
07-142		3	ALTERATIONS	42,000	05/13/2008	SJ	0	100
07-142		3	ALTERATIONS	42,000	08/16/2007	SJ	0	0
05-276	06/06/2005	1	NEW CONST	211,000	05/22/2006	SJ	100	100

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BUILDING	CD	ADJ	DESC	MEASURE	6/22/2015	SJ
MODEL	1		RESIDENTIAL	LIST	6/22/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/21/2020	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS



YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	3,732	DETAIL ADJ	1.030
\$NLA(RCN)	\$374	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	2	1.00	
TOT FIXTURES	11	\$16,315	
# 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	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,368		78.36	107,192
A	BAS	L	BASE AREA	1,368	2005	341.58	467,280
+	USF	L	UPPER STORY FIN	1,680	2005	310.63	521,858
A	ATF	L	ATTIC FINISH	684	2005	220.70	150,957
B	EPA	N	ENCLOSED PORCH	200		162.36	32,472
C	BIG	N	BUILT-IN GARAGE	312		94.11	29,362
+	W/DK	N	WOOD DECK	787		69.12	54,398
E	ASH	N	ATT SHED	60		40.23	2,414
	GFP	O	GAS FIREPLACE	1		10,000.80	10,001
	ODS	O	OUT DOOR SHOWER	1		2,487.60	2,488

TOTAL RCN	1,394,735
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,213,400