

Key: 3163

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.071

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DONELAN MATTHIAS B & JANET 20 WHITCOMB RD SCITUATE, MA 02066				7-6-1-0				20 WHITCOMB RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONELAN MATTHIAS B & JANE				11/05/2014	F	100	44916-227				
DONELAN MATTHIAS B				02/11/1993	QS	216,500	11644-85				
SIMEONE BENJAMIN A III TR				04/17/1991	XX		10231-296				

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	%
22-0951	09/12/2022	7	OTHERS		02/10/2023	JD	100	100
13-285	05/13/2013	3	ALTERATIONS	28,500	05/16/2023	NC	100	100
06-660		2	ADDITIONS	20,000	06/18/2013	SJ	100	100
06-060	02/08/2006	2	ADDITIONS	200,000	05/17/2006	SJ	50	100
					05/22/2006	SJ	100	100

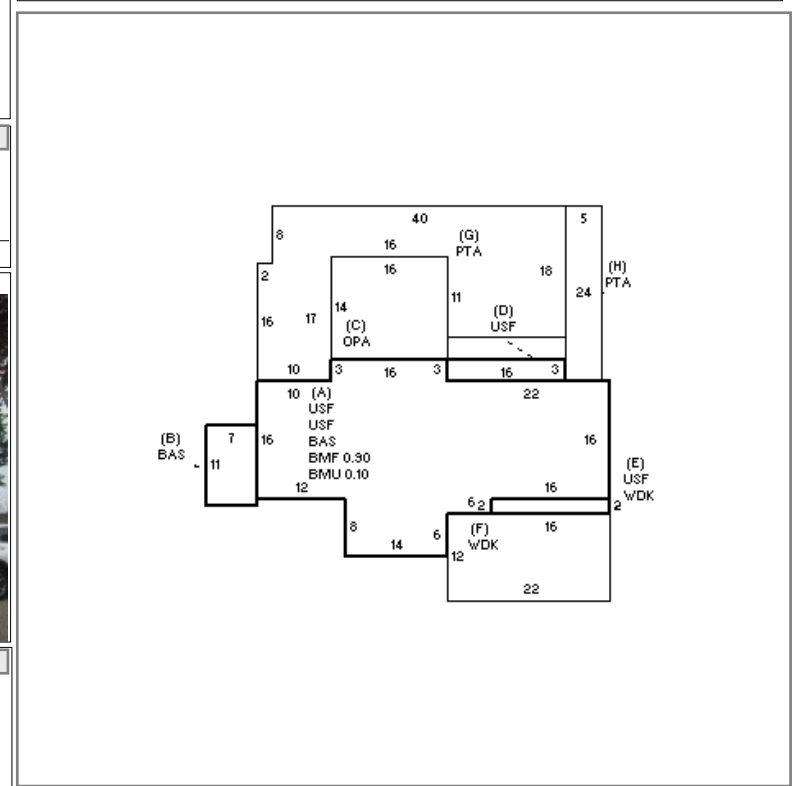
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,200	MB 1.00	100	1.00	1,100,000	1.32	100	1.00	R07	2.50	975,910

TOTAL	29,185 SF	ZONING		FRNT	279	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND	975,900	887,200		
Inf1	FACTOR 100		BUILDING	586,900	460,700			
Inf2	PHY 100		DETACHED	10,500	10,000			
			OTHER	0	0			
				TOTAL	1,573,300	1,357,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 50 0.50	30X20		600	35.04	10,500



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/10/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/20/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/27/2023	MR
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	2,977	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	94		47.99	4,511	
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	846		67.37	56,998	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	940	1910	233.97	219,934
STORIES	3	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	940	2007	212.77	200,007		
ROOMS	11	1.00	FLOOR COVER	24	COMB	1.00	B	BAS	L	BASE AREA	77	2022	233.97	18,016		
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	C	OPA	N	OPEN PORCH	224		51.50	11,536		
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	+	USF	L	UPPER STORY FIN	1,020	1910	212.77	217,029		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	296		38.40	11,366		
TOT FIXTURES	11	\$10,877					+	PTA	N	PATIO	744		14.90	11,086		
# UNITS	1	1.00						F31	O	FPL 3S 1OP	1		9,197.00	9,197		
								ODS	O	OUT DOOR SHOWER	1		1,658.00	1,658		

TOTAL RCN	772,215
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	25 25 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$586,900