

Key: 3167

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.074

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LAVIN-ARCAND MAUREEN & THOMAS C 19 WHITCOMB ROAD SCITUATE, MA 02066				8-2-16-0				19 WHITCOMB RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LAVIN-ARCAND MAUREEN				11/25/1992	F		1 11451-280				
LAVIN MARY R & KATHERINE				01/01/1952	XX		2186-207				
LAVIN MARY R & KATHERINE					QS		-				

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 %
13-823	12/09/2013	2	ADDITIONS	300,000	06/11/2014	MR	100 100
13-823	12/09/2013	2	ADDITIONS	300,000	06/25/2015	SJ	100 100
98-193	05/11/1998	3	ALTERATIONS				100 100
93-314	06/08/1993	3	ALTERATIONS				100 100
89-265	05/01/1989	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,787	MB 1.00	100 1.00	100 1.00	1,100,000	6.02 100	1.00	R07	2.50		879,200

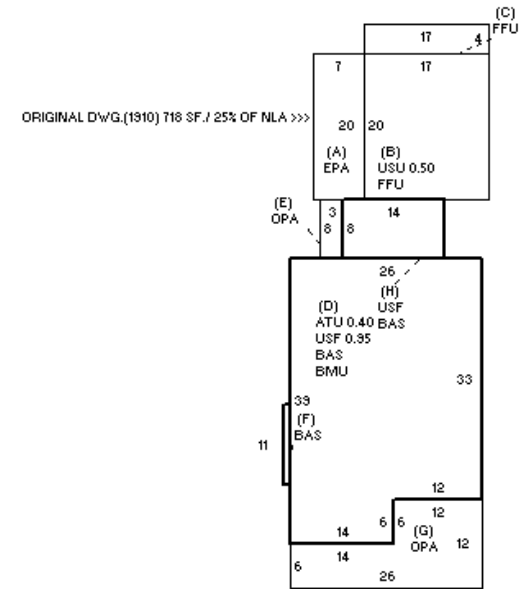
TOTAL	5,793 SF	ZONING		FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND	879,200	799,300		
Inf1	FACTOR 100		BUILDING	540,900	552,600			
Inf2	PHY 100		DETACHED	500	400			
			OTHER	0	0			
			TOTAL	1,420,600	1,352,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 70 0.30	14X8		112	14.21	500



BUILDING	CD	ADJ	DESC	MEASURE	2/8/2023	JD
MODEL	1		RESIDENTIAL	LIST	2/8/2023	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/1/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

* -- Previous value excludes abatement.



YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	693,509	
NET AREA	2,072	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	EPA	N	ENCLOSED PORCH	140		99.22	13,891	CONDITION ELEM	CD	
\$NLA(RCN)	\$335	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	FFU	N	FIRST FL UNFIN	408		107.92	44,030	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	USU	N	UPPER STORY UNF	170		105.91	18,005	INTERIOR	A
STORIES	2.4	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	BMU	N	BSMT UNFINISHED	942		52.79	49,731	KITCHEN	A		
ROOMS	7	1.00	FLOOR COVER	24	COMB	1.00	D	USF	L	UPPER STORY FIN	895	2013	240.27	215,042	BATHS	A		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	377		40.70	15,344	HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	+	OPA	N	OPEN PORCH	252		56.65	14,276	ELECT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	+	BAS	L	BASE AREA	953	2013	264.21	251,792				
TOT FIXTURES	8	\$8,786					H	BAS	L	BASE AREA	112	1910	264.21	29,591				
# UNITS	1	1.00					H	USF	L	UPPER STORY FIN	112	1910	240.27	26,910				
							GEN	O		GENERATOR	1		0.00					
							GFP	O		GAS FIREPLACE	1		6,111.60	6,112				
																EFF.YR/AGE	2010 / 12	
																COND	12 12 %	
																FUNC	10 EXT REAR CO	
																ECON	0	
																DEPR	22 % GD	78
																RCNLD		\$540,900