

Key: 3176

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.083

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
DEVINE ERIN E 1723 WASHINGTON ST UNIT 304 BOSTON, MA 02118				8-2-1-0				25 OCEAN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DEVINE ERIN E				01/20/2017	QS	825,000	4808-169				
KENT CYNTHIA TR				09/20/2012	F	1	41974-181				
KENT CYNTHIA L & RICHARD				04/03/2012	F	1	41183-329				

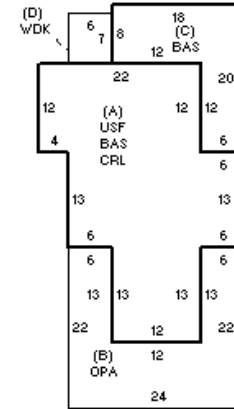
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07-735	12/07/2007	3	ALTERATIONS	2,000	05/12/2008	SJ	100	100
03-404 2719	07/15/2003	3	ALTERATIONS	29,900	05/10/2005	SJ	100	100
		3	ALTERATIONS		06/22/2004	SJ	100	100
		3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,065 MB	1.00	100	1.00	1,100,000	3.92	100	1.00	R07	2.50	898,280

DETACHED

TOTAL	9,065 SF	ZONING	FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	898,300	816,600
Infl1	FACTOR 100		BUILDING	377,200	340,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,275,500</b>	<b>1,157,200</b>



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/10/2003

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/13/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	546,710		
NET AREA	1,680	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	732		13.95	10,214	CONDITION ELEM	CD		
\$NLA(RCN)	\$325	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	732	1900	278.75	204,047	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	372		61.80	22,990	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	948	1900	306.53	290,587	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	42		46.09	1,936	BATHS			
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50
STORIES	2	1.00																COND	31 31 %
ROOMS	7	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	31 % GD 69
# 1/2 BATHS	0	1.00																RCNLD	\$377,200
TOT FIXTURES	6	\$7,050																	
# UNITS	1	1.00																	