

Key: 3257

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.140

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KINCHLA DANIEL P, HAGGETT MORGYNN & BAUBLITZ KIMBERLY J 11 PRISCILLA AV SCITUATE, MA 02066				28-5-1-0				11 PRISCILLA AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KINCHLA DANIEL P, HAGGETT				01/31/2019	F	1 50770-142					
KINCHLA DANIEL P &				10/23/2014	QS	430,000 44868-233					
MURPHY KAREN & JACQUELIN				11/07/2012	F	1 42208-276					

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	%
14-116	03/31/2014	3	ALTERATIONS	9,300	07/02/2014	ROM	100	100
10-176	05/06/2010	3	ALTERATIONS	6,800	07/28/2010	SJ	100	100
88-606	10/01/1988	2	ADDITIONS				100	100
88-541	09/01/1988	3	ALTERATIONS				100	100

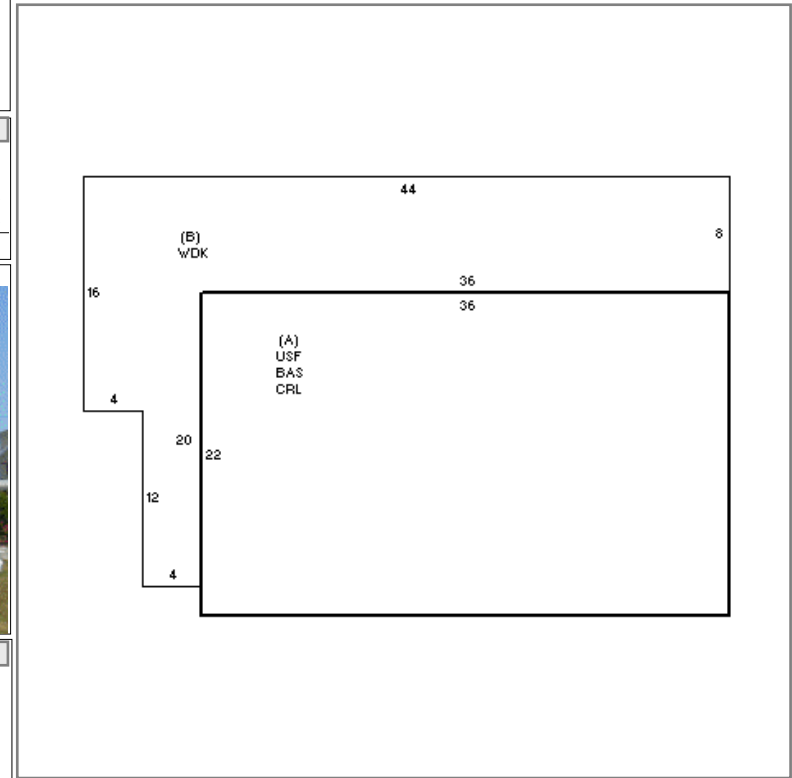
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,660 OS	1.00	100	1.00	528,000	4.10	100	1.00	WV3	1.20	430,160

TOTAL	8,660 SF	ZONING	FRNT	178	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	430,200	391,100		
Inf1	FACTOR 100		BUILDING	315,300	280,500		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	745,700	671,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00 SV	1.00 SHED	1989	200	1.10	200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/2/2014	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/3/2014	ROM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW. STYLE CHANGE FROM COL TO CONV.
JULY 2014 MLS LP \$519,000

INDING

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	414,883
NET AREA	1,584	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	792		11.32	8,964		
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	792	1910	253.47	200,745		
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	792	1910	230.50	182,556		
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	464		38.40	17,818		
ROOMS	7	1.00		FLOOR COVER	12	COMB	1.00										
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00										
# 1/2 BATHS	1	1.00		FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	5	\$4,800															
# UNITS	1	1.00															

CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1991 / 31	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$315,300	