

Key: 3258

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.141

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NEEDEL JOEL & NEEDEL MANEY KATHLEEN 13 PRISCILLA AVE SCITUATE, MA 02066				28-5-2-0				13 PRISCILLA AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEEDEL JOEL				01/29/2002	F	100	21431-44				
NEEDEL JOEL & MANEY KATHL				01/29/1999	D	155,000	17099-114				
MCKNIGHT JOHN & JUDITH H				03/16/1979	XX		4627-219				

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	%
11-154	03/31/2011	3	ALTERATIONS	119,875	06/28/2011	SJ	100	100
11-154	03/03/2011	3	ALTERATIONS	119,875	05/31/2012	SJ	100	100
04-563	08/01/2004	2	ADDITIONS	10,000	06/01/2005	SJ	100	100
		7	OTHERS		07/21/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,009	OS	1.00	100	1.00	100	1.00	528,000	6.92	100	1.00	419,360

TOTAL	5,009 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	419,400	381,200
Inf1	FACTOR 100		BUILDING	328,200	295,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		747,600	676,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/31/2012	SJ
MODEL	1		RESIDENTIAL	LIST	5/31/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,710	DETAIL ADJ	1.078
\$NLA(RCN)	\$231	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,174	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	780	1979	224.06	174,768
D	WDK	N	WOOD DECK	532		38.40	20,429
+	USF	L	UPPER STORY FIN	930	1979	203.76	189,496
	GFP	O	GAS FIREPLACE	1		5,556.00	5,556

TOTAL RCN	395,423
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$328,200

