

Key: 3264

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.146

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DONAHUE JOSEPH & GRACE E				28-6-6-0				42 EGYPT AV				
79 CLEMENT AVENUE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
WEST ROXBURY, MA 02132				DONAHUE JOSEPH & GRACE E				01/01/1978	QS		4337-483	

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 %
98-523	10/07/1998	6 3	CYCL GROWTH ALTERATIONS		11/28/2005		100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,800	OS 1.00	100	1.00	528,000	4.04	100	1.00	WV3	1.20	430,520

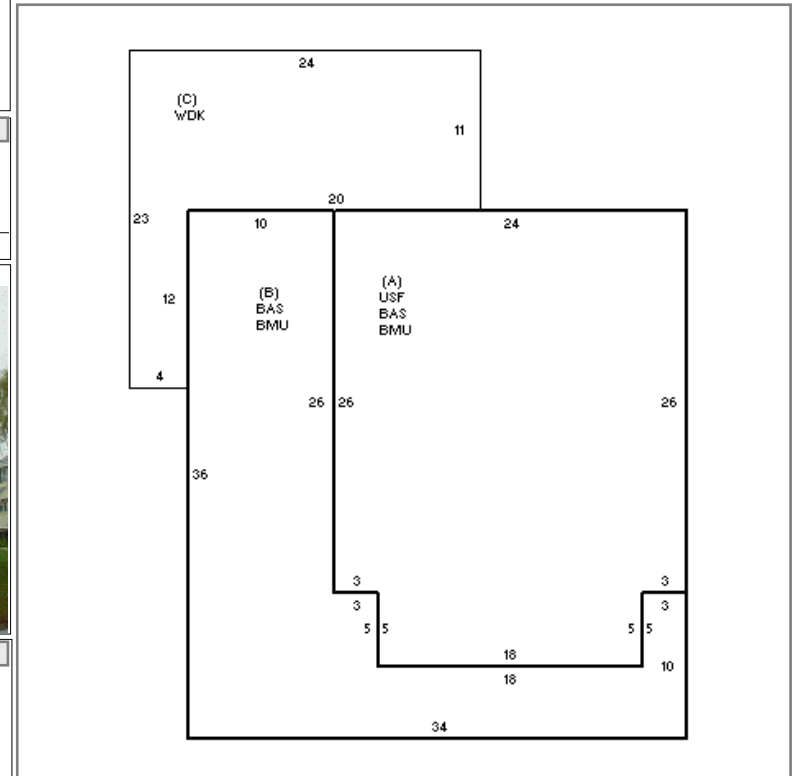
TOTAL	8,800 SF	ZONING	FRNT	197	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	430,500	391,400		
Inf1	FACTOR 100		BUILDING	212,300	199,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	642,800	590,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/26/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,938	DETAIL ADJ	1.200
\$NLA(RCN)	\$304	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$3,168	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,224		49.14	60,141
+	BAS	L	BASE AREA	1,224	1920	267.68	327,643
A	USF	L	UPPER STORY FIN	714	1920	243.43	173,808
C	WDK	N	WOOD DECK	312		42.24	13,179
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	589,742
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$212,300