

Key: 3267

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.149

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WALSH MIRZAH S 24 ALDEN AV SCITUATE, MA 02066				28-7-5-F				24 ALDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WALSH MIRZAH S				08/17/2022	U	1,150,000		57140-36			
ADAMS JENNIFER R TR &				08/21/2015	F	1 45951-26					
ADAMS JENNIFER R				08/21/2015	F	1 45951-24					

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	%
22-1206	11/21/2022	3	ALTERATIONS	7,500	03/23/2023	JD	100	100
07-509	09/14/2007	3	ALTERATIONS	48,000	08/26/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,706	OS 1.00	100	1.00	704,000	1.81	100	1.00	WF7	1.60	606,000

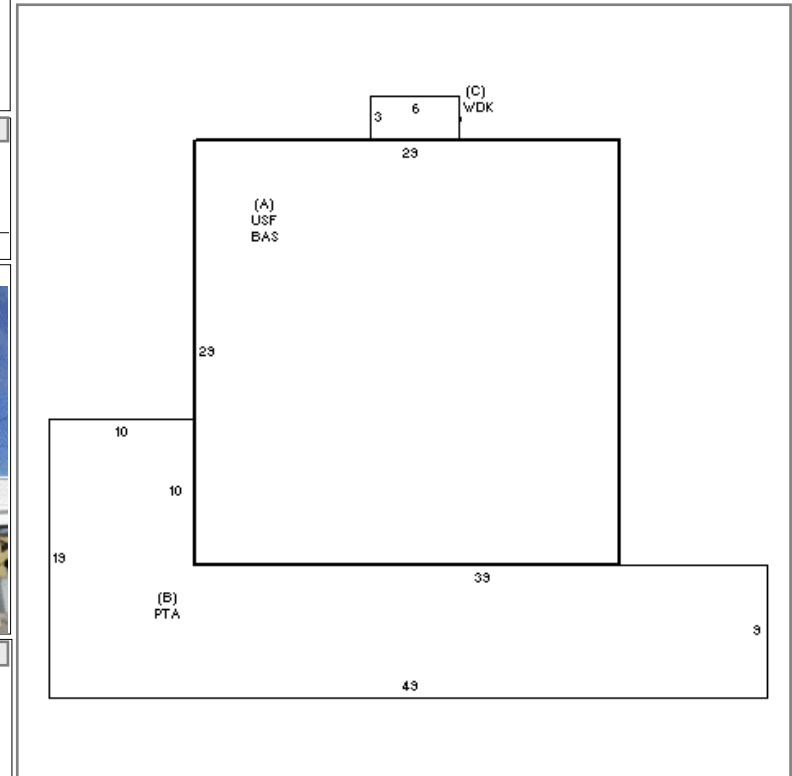
TOTAL	20,706 SF	ZONING	N . . . FORMERLY 41 SEASIDE RD	FRNT	149	ASSESSED	606,000	CURRENT	550,900	PREVIOUS	299,500
Ngh	OCEANSIDE	NOTE		LAND							
Inf1	FACTOR 100			BUILDING	304,400	0	0				
Inf2	PHY 100			DETACHED	0	0	0				
				OTHER	0	0					
				TOTAL	910,400	850,400					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/13/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/23/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	434.837	
NET AREA	1,682	DETAIL ADJ	1.122	FOUNDATION	3	CONT WALL	1.00	A	BAS	L	BASE AREA	841	1930	257.31	216,395	CONDITION ELEM	CD	
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	841	1930	233.99	196,789	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	541	16.39	8,867	INTERIOR	G	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	WDK	N	WOOD DECK	18		42.23	760	KITCHEN	G	
ROOMS	7	1.00	FLOOR COVER	23	COMB	1.00	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	1.00		GEN	O	GENERATOR			0.00		BATHS	G	
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02	1.02									HEAT	A	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	1.00									ELECT	A	
TOT FIXTURES	3	\$2,962																
# UNITS	1	1.00																
																EFF.YR/AGE	1973 / 49	
																COND	30 30 %	
																FUNC	0	
																ECON	0	
																DEPR	30 % GD 70	
																RCNLD	\$304,400	