

Key: 3268

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.150

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCAP JEZRAHIAH 16 ALDEN AV SCITUATE, MA 02066				28-7-4-0				16 ALDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCAP JEZRAHIAH				12/28/2006	QS	495,000	33901-86				
TURAY, M.BASHIRU				04/28/2006	R	449,000	32589-29				
PARDUE DAVID A				03/27/1998	A	155,000	16030-338				

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	%
13-605	09/03/2013	2	ADDITIONS	25,000	07/08/2014	MR	100	100
13-605	09/03/2013	2	ADDITIONS	25,000	07/16/2015	SJ	100	100
12-737	12/03/2012	3	ALTERATIONS	20,000	07/02/2013	SJ	100	100
12-737	12/03/2012	3	ALTERATIONS	20,000	07/08/2014	MR	100	100
12-737	12/03/2012	3	ALTERATIONS	20,000	07/16/2015	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	100	1.00	528,000	3.58	100	1.00	433,430

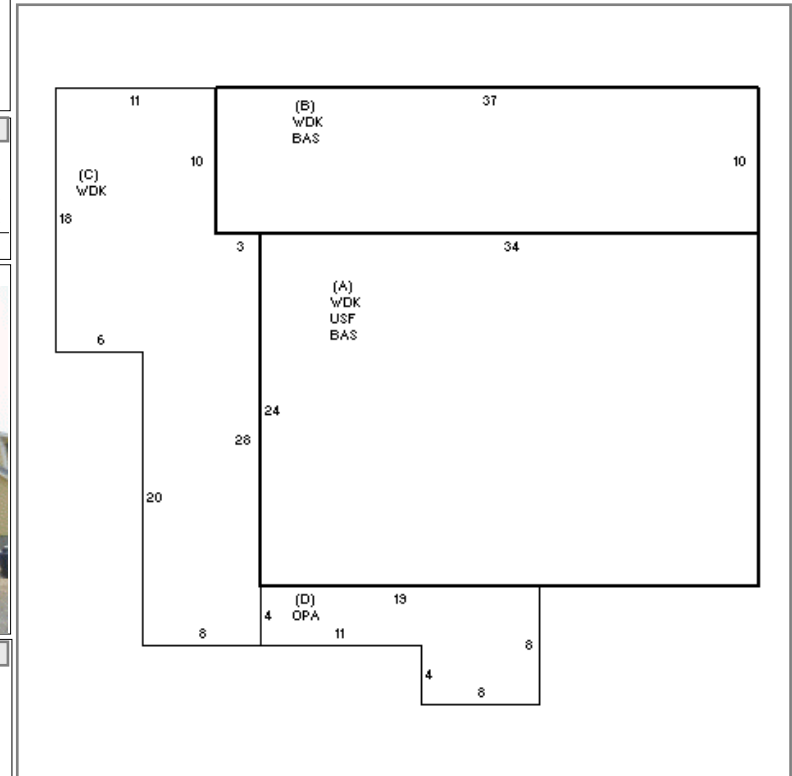
TOTAL	10,000 SF	ZONING	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	433,400	394,000
Inf1	FACTOR 100				BUILDING	384,000	356,000
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>817,400</b>	<b>750,000</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
SALES REVIEW



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/2/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/6/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462.665
NET AREA	2,002	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	816	1979	203.34	165,924	CONDITION ELEM	CD
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	816	2012	184.91	150,890	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	370	2012	203.34	75,235	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	1,568		38.40	60,211	KITCHEN	A
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	108		51.50	5,562	BATHS	A
				INT FINISH	99	N/A	1.00									HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$384,000