

Key: 3305

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.186

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WILLIAMS SUSAN E TR 26 CENTER AVE READING, MA 01867				28-16-15-0				23 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WILLIAMS SUSAN E TR				07/15/2008	F	1		36179-80			
MURPHY PATRICIA & JOHN R				01/03/1990	QS			9545-86			
TARDELLI MARY I				01/01/1967	XX			3340-206			

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	%
		7	OTHERS		03/23/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,000	OS 1.00	100	1.00	100	1.00	440,000	5.81	100	1.00	V11 1.00	352,240

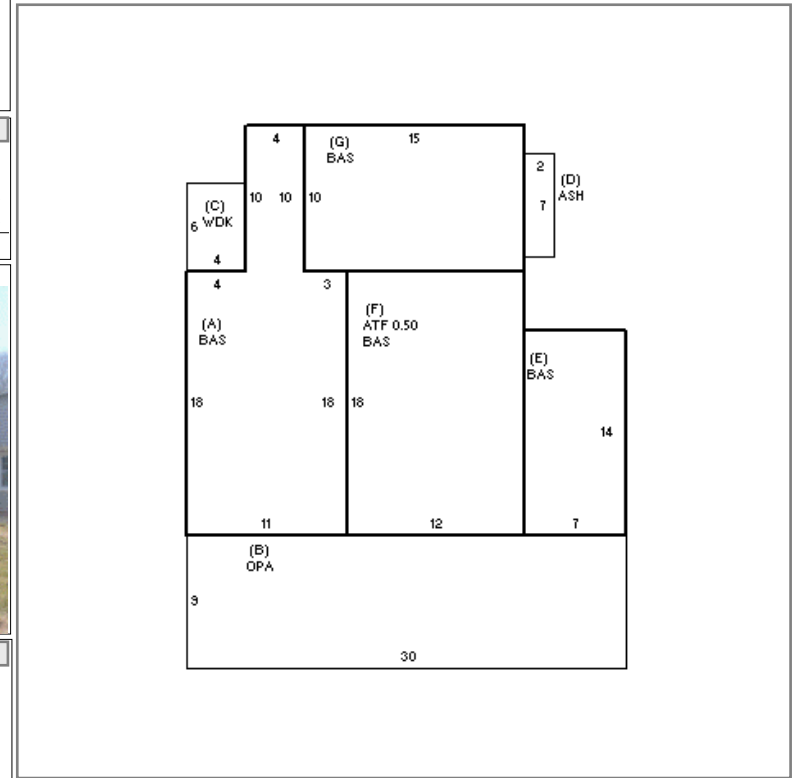
TOTAL	6,000 SF	ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	352,200	320,200
Inf1	FACTOR 100		LAND	112,500	46,200		
Inf2	PHY 100		BUILDING	500	600		
			OTHER	0	0		
			TOTAL	465,200	367,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	60 0.40 12X8		98	13.36	500



BUILDING	CD	ADJ	DESC	MEASURE	3/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	702	1900	230.28	161,656
EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	270		46.35	12,515
ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	24		34.58	830
ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	14		20.12	282
FLOOR COVER	24	COMB	1.00	F	ATF	L	ATTIC FINISH	108	1900	148.78	16,069
INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		7,415.10	7,415
HEATING/COOLING	13	NONE	0.85								
FUEL SOURCE	2	GAS	1.00								



BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	810	DETAIL ADJ	0.999
\$NLA(RCN)	\$248	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,158	
# UNITS	1	1.00	

TOTAL RCN	200,924
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$112,500