

Key: 3306

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.187

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DAVIDSON-KENNEDY LAURA MARIE 25 MARSHALL AV SCITUATE, MA 02066				28-16-14-0				25 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAVIDSON-KENNEDY LAURA MA				09/29/2022	QS	705,000	57280-223				
MCNABB EDWARD J III & JES				06/09/2017	QS	419,000	48526-246				
EN PROPERTIES LLC & CROW				03/20/2015	U	295,000	45343-258				

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	%
15-170	04/08/2015	7	OTHERS ALTERATIONS	18,000	04/17/2018	JD	100	100
		3			07/16/2015	SJ	100	20

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	N O T E	FRNT	221	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE			LAND		352,200	320,200	
Inf1	FACTOR 100			BUILDING		319,600	284,400	
Inf2	PHY 100			DETACHED		5,900	3,600	
				OTHER		0	0	
				TOTAL		677,700	608,200	

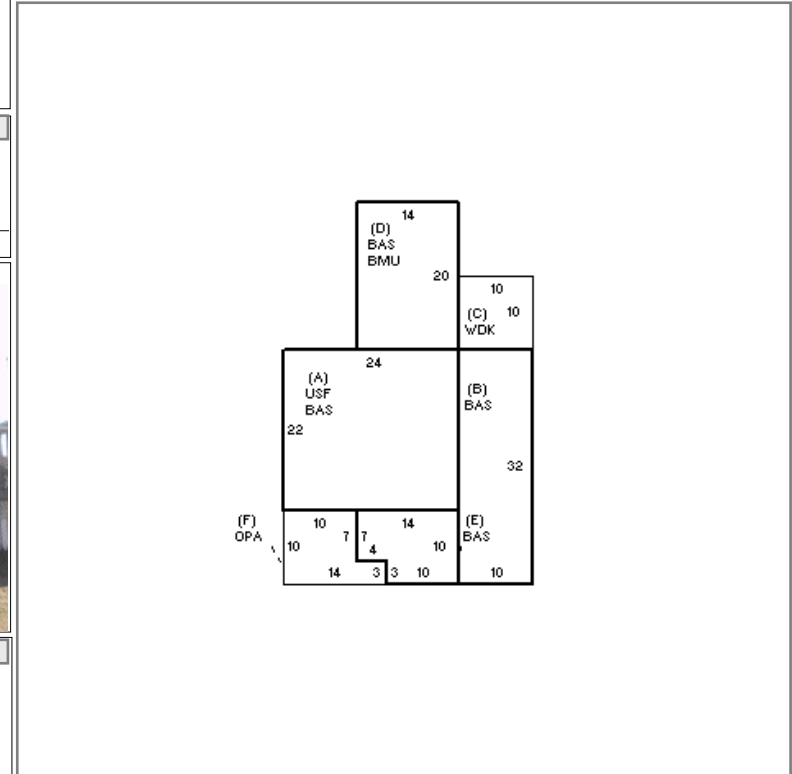
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	GARAGE		216	54.75	5,900



BUILDING	CD	ADJ	DESC	MEASURE	4/17/2018	JD
MODEL	1		RESIDENTIAL	LIST	3/23/2023	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/23/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,784	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,256	1915	247.14	310,410
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	528	1915	224.75	118,668
				ROOF SHAPE	4	FLAT/SHED	1.00	C	WDK	N	WOOD DECK	100		38.40	3,840
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BMU	N	BSMT UNFINISHED	280		63.15	17,682
				FLOOR COVER	99	N/A	1.00	F	OPA	N	OPEN PORCH	112		51.50	5,768
				INT FINISH	99	N/A	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,760
# UNITS	1	1.00

TOTAL RCN	469,941
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$319,600