Key: 3311

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,192

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEARNEY GERARD & LIZA 6365 CAVITT STALLMAN ROAD GRANITE BAY, CA 95746	28-16-9-0	37 MARSHALL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEARNEY GERARD & LIZA	01/28/2022	QS	540,000	56374-238
TABER LUCINDA H &	12/03/2018	F	1	50586-311
TABER LUCINDA H TR	11/24/2017	F	1	49218-183

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
		7	OTHERS		07/22/2021	JD	100	100
13-040	01/28/2013	2	ADDITIONS	22,500	07/02/2013	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	OS 1.00	100 1.00	100 1.00	440,000	5.02	100 1.00	R02 1.00			354,740

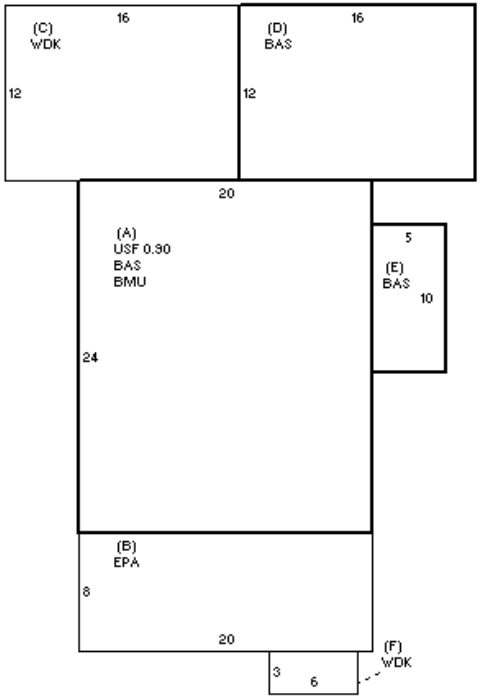
TOTAL	7,000 SF	ZONING		FRNT	135
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	354,700	322,500
BUILDING	233,500	208,900
DETACHED	12,900	5,600
OTHER	0	0
TOTAL	**601,100**	**537,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	18X20		360	51.11	12,900

PHOTO 03/23/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	-	0.90	LOW +/ AVG - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/23/2023	JD
LIST	3/23/2023	EST
REVIEW	7/22/2021	JD

BLDG COMMENTS

MLS

YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	1,154	DETAIL ADJ	1.236
$NLA(RCN)	$298	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,340
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	480		55.58	26,681
A	USF	L	UPPER STORY FIN	432	1915	231.37	99,953
B	EPA	N	ENCLOSED PORCH	160		81.18	12,989
+	WDK	N	WOOD DECK	210		34.56	7,258
+	BAS	L	BASE AREA	722	1915	254.43	183,695
	F21	O	FPL 2S 1OP	1		7,415.10	7,415

TOTAL RCN	343,330

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		$233,500