

Key: 3321

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.202

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FITZGERALD LOUISE J 51 MARSHALL AV SCITUATE, MA 02066				28-16-3-0				51 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FITZGERALD LOUISE J				05/23/2005	H		1 30574-1				
BECHTOLD PAULA				01/01/1969	QS		3466-794				

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	%
	03/23/2023	7	OTHERS		03/23/2023	JD	100	100

LAND

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	55	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	352,200	320,200
Inf1	FACTOR 100		BUILDING	199,300	107,000		
Inf2	PHY 100		DETACHED	900	500		
			OTHER	0	0		
			TOTAL		552,400	427,700	

DETACHED

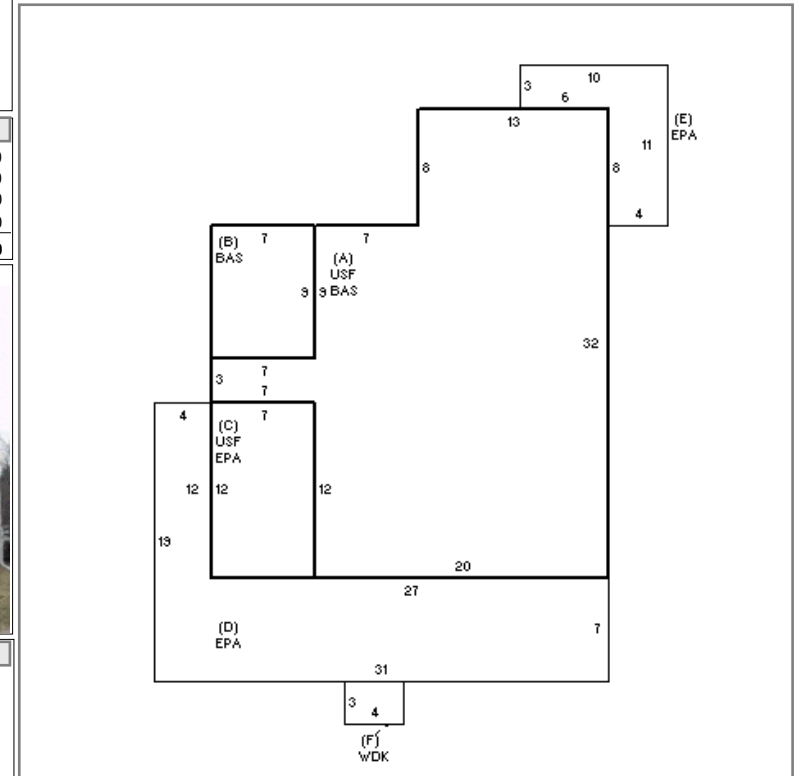
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	8X10		80	15.97	900



BLDG COMMENTS

BUILDING

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	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	1,357	DETAIL ADJ	1.174
\$NLA(RCN)	\$282	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,696	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	5	ASBESTOS	0.96
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	668	1915	257.13	171,763
+	USF	L	UPPER STORY FIN	689	1915	233.83	161,111
+	EPA	N	ENCLOSED PORCH	411		90.20	37,072
F	WDK	N	WOOD DECK	12		38.42	461
	F21	O	FPL 2S 10P	1		8,239.00	8,239

TOTAL RCN	383,342
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$199,300