

Key: 3323

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.204

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOOLING PATRICIA K & WALSH RICHARD G 53 MARSHALL AV SCITUATE, MA 02066				28-16-2-0				53 MARSHALL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DOOLING PATRICIA K & BANKS CAROL				03/30/2009	O	332,500	36997-250				
BANKS ADOLPHUS & CAROL				05/11/1999	H		17442-260				
				01/01/1984	XX		5821-315				

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	%
88-419	07/01/1988	7	OTHERS		03/23/2023	JD	100	100
		2	ADDITIONS				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	440,000	5.81	100	1.00	V11	1.00	352,240

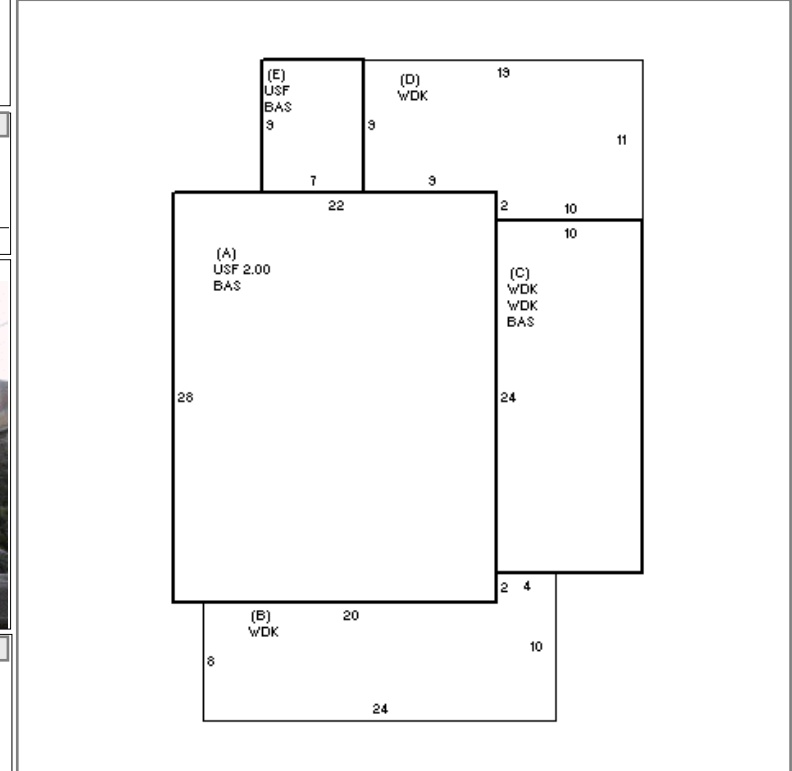
TOTAL	6,000 SF	ZONING	OCEANSIDE	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	352,200	320,200			
Inf1	FACTOR 100		BUILDING	359,500	161,100			
Inf2	PHY 100		DETACHED	3,200	2,300			
			OTHER	0	0			
		TOTAL		714,900	483,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	70 0.30 GARAGE		180	43.80	2,400
SHF	A	1.00	30 0.70 9X8		72	16.65	800



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	1905	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,214	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	3	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7		1.00	FLOOR COVER	24	COMB	1.00
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	9		\$8,813				
# UNITS	1		1.00				



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	561,734
+	BAS	L	BASE AREA	919	1905	242.28	222,655	CONDITION ELEM CD	
+	USF	L	UPPER STORY FIN	1,295	1905	220.33	285,324	EXTERIOR	A
+	WDK	N	WOOD DECK	871		38.40	33,446	INTERIOR	A
	F31	O	FPL 3S 1OP	1		9,197.00	9,197	KITCHEN	A
	WPL	O	WHIRLPOOL-ADD	1		2,299.00	2,299	BATHS	A
								HEAT	A
								ELECT	A
								EFF.YR/AGE	1968 / 54
								COND	36 36%
								FUNC	0
								ECON	0
								DEPR	36 % GD 64
								RCNLD	\$359,500