Key: 3334

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,215

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEFEVRE EDOUARD C & E.RENEE 65 EAST INDIA ROW # 5G BOSTON, MA 02110	28-11-4-0	3 PRISCILLA AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEFEVRE EDOUARD C & E.REN	11/10/2006	QS	445,000	(109809)
ZANARDELLI MARCIA	03/25/2005	QS	440,000	(106968)
GANDER SAM M	02/03/2005	L	388,000	(106800)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

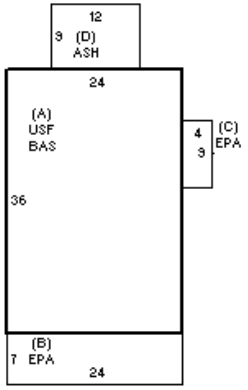
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		09/20/2006		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	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	R08 1.00			352,240

TOTAL	6,000 SF	ZONING		FRNT	58
Ngh	OCEANSIDE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	352,200	320,200
BUILDING	160,100	150,400
DETACHED	9,100	8,300
OTHER	0	0
TOTAL	**521,400**	**478,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	GARAGE/OPA		8,300	1.10	9,100

PHOTO 10/23/2003

BLDG COMMENTS

SALES REVIEW

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/7/2010	PL
LIST	9/7/2010	EST
REVIEW	4/7/2011	KT

YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	1,728	DETAIL ADJ	1.198
$NLA(RCN)	$257	OVERALL	1.000

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	$5,750
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	864	1946	248.50	214,702
A	USF	L	UPPER STORY FIN	864	1946	225.98	195,249
+	EPA	N	ENCLOSED PORCH	204		90.20	18,401
D	ASH	N	ATT SHED	108		22.35	2,414
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	444,755
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70		
COND	64	64 %	
FUNC	0		
ECON	0		
DEPR	64	% GD	36
RCNLD	$160,100		