

Key: 3340

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.221

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MENAKOS ELLIS 4 PRISCILLA AVENUE SCITUATE, MA 02066				28-12-2-0				4 PRISCILLA AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MENAKOS ELLIS				10/29/1999	F	1 18001-204					
MENAKOS MARY C				11/30/1989	XX	9484-55					
MENAKOS MARY C &				05/02/1988	QS	8424-153					

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	%
02-305	06/12/2002	2	ADDITIONS		06/01/2005	SJ	100	100
88-389	07/01/1988	2	ADDITIONS		07/20/2004	SJ	100	100
		3	ALTERATIONS				100	100
		2	ADDITIONS				90	90
		6	CYCL GROWTH				100	100

LAND

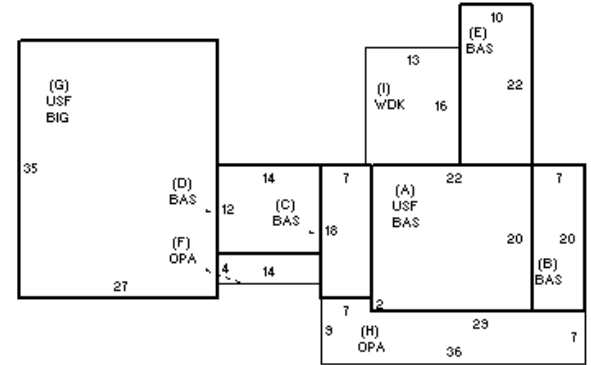
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,000	OS 1.00	100	1.00	100	1.00	440,000	3.27	100	1.00	R08 1.00	363,110

TOTAL	11,000 SF	ZONING	FRNT	59	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	363,100	330,100
Inf1	FACTOR 100		BUILDING	282,200	262,800		
Inf2	PHY 100		DETACHED	400	400		
			OTHER	0	0		
			TOTAL		645,700	593,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400

BUILDING	CD	ADJ	DESC	MEASURE	9/8/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/7/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

BLDG COMMENTS

ELEMENTS

YEAR BLT	1905	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	671,911		
NET AREA	2,479	DETAIL ADJ	1.164	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,094	1905	248.86	272,248	CONDITION ELEM	CD		
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	440	1905	226.31	99,575	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	322		56.65	18,241	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	G	BIG	N	BUILT-IN GARAGE	945		49.80	47,064	KITCHEN			
				FLOOR COVER	99	N/A	1.00	G	USF	L	UPPER STORY FIN	945	2003	226.31	213,861	BATHS			
				INT FINISH	99	N/A	1.00	I	WDK	N	WOOD DECK	208		42.24	8,786	HEAT			
				HEATING/COOLING	5	ELECTRIC BB	0.99	F21	O		FPL 2S 1OP	1		9,062.90	9,063	ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1955 / 67
																		COND	58 58 %
																		FUNC	0
																		ECON	0
																		DEPR	58 % GD 42
																		RCNLD	\$282,200