

Key: 335

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 321

LEGAL

LAND

DETACHED

BUILDING

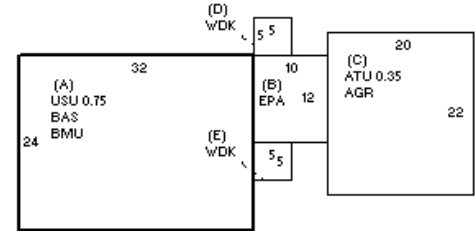
CURRENT OWNER				PARCEL ID				LOCATION			
DAVISON AVERILL L 105 SUMMER ST SCITUATE, MA 02066				17-1-21-0				105 SUMMER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DAVISON AVERILL L				09/28/2021	F			55742-54			
DAVISON RICHARD & AVERILL				01/01/1966	QS			3262-169			

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		08/31/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.132	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	2,220

TOTAL	1.050 Acres		ZONING	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE ... 2nd level never finished			LAND	345,700	314,300
Infl1	FACTOR 100			BUILDING	247,900	220,400		
Infl2	PHY 100			DETACHED	1,200	1,000		
				OTHER	0	0		
<b>TOTAL</b>							<b>594,800</b>	<b>535,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/12/2011	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
2nd floor=USU .75.... 2nd level never finished

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,966		
NET AREA	768	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349	CONDITION ELEM	CD		
\$NLA(RCN)	\$436	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	768	1965	246.45	189,275	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USU	N	UPPER STORY UNF	576		98.79	56,904	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	120		90.20	10,824	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	440		45.60	20,064	BATHS			
				INT FINISH	99	N/A	1.00	C	ATU	N	ATTIC UNF	154		37.00	5,698	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	50		38.40	1,920	ELECT			
				FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$247,900