Key: 3418

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,298

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEATING JOSEPH & WALTON EMILY 25 ELAINE CT SCITUATE, MA 02066	28-22-2-M	25 ELAINE CT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEATING JOSEPH & WALTON E	02/02/2021	QS	775,000	54322-288
SHEA ALYSON P, TR	11/16/2018	F	100	50526-110
SHEA ALYSON P	02/24/2015	QS	457,500	45252-286

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

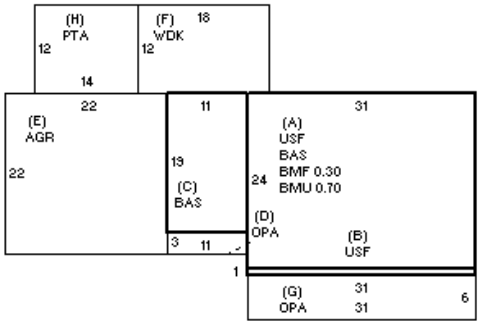
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-90	03/12/2015	3	ALTERATIONS	50,000	07/16/2015	SJ	100	95
15-90	03/12/2015	3	ALTERATIONS	50,000	06/30/2016	SJ	100	95
15-90	03/12/2015	3	ALTERATIONS	50,000	07/10/2017	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,100	SC 1.00	100 1.00	100 1.00	396,000	1.86	100 1.00	R04 0.90			340,090

TOTAL	20,100 SF	ZONING		FRNT	53
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,100	326,400
BUILDING	377,600	349,000
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**718,800**	**676,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	25 0.75	12 X 8		96	14.95	1,100

PHOTO 06/29/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/29/2022	JD
LIST	6/29/2022	EST
REVIEW	4/7/2011	KT

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,728	DETAIL ADJ	1.000
$NLA(RCN)	$257	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,000
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	521		51.78	26,979
A	BMF	N	BSMT FINISH-SEP	223		72.70	16,211
+	USF	L	UPPER STORY FIN	775	1963	188.63	146,190
+	BAS	L	BASE AREA	953	1963	207.43	197,678
+	OPA	N	OPEN PORCH	219		51.50	11,279
E	AGR	N	ATT GARAGE	484		44.45	21,515
F	WDK	N	WOOD DECK	216		38.40	8,294
H	PTA	N	PATIO	168		14.90	2,503
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	ODS	O	OUT DOOR SHOWER	1		1,342.00	1,342

TOTAL RCN	444,230

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2007 / 15		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$377,600