

Key: 3419

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.299

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CURRAN ROBERT & JILLIAN S/O OTTO CODY & CAROLYN 26 ELAINE CT SCITUATE, MA 02066				28-22-2-L				26 ELAINE CT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OTTO CODY & CAROLYN				06/16/2023	QS	882,000	58011-346				
CURRAN ROBERT & JILLIAN				06/30/2022	QS	850,000	56975-274				
DODD PETER V & KRIS A				12/17/2001	F	1	21148-305				

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 %
17-13	01/10/2017	3	ALTERATIONS	38,840	07/10/2017	SJ	100 100
00-214	05/22/2000	3	ALTERATIONS				100 100
00-154	04/28/2000	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,200	SC 1.00	100	1.00	396,000	1.85	100	1.00	R04	0.90	340,220

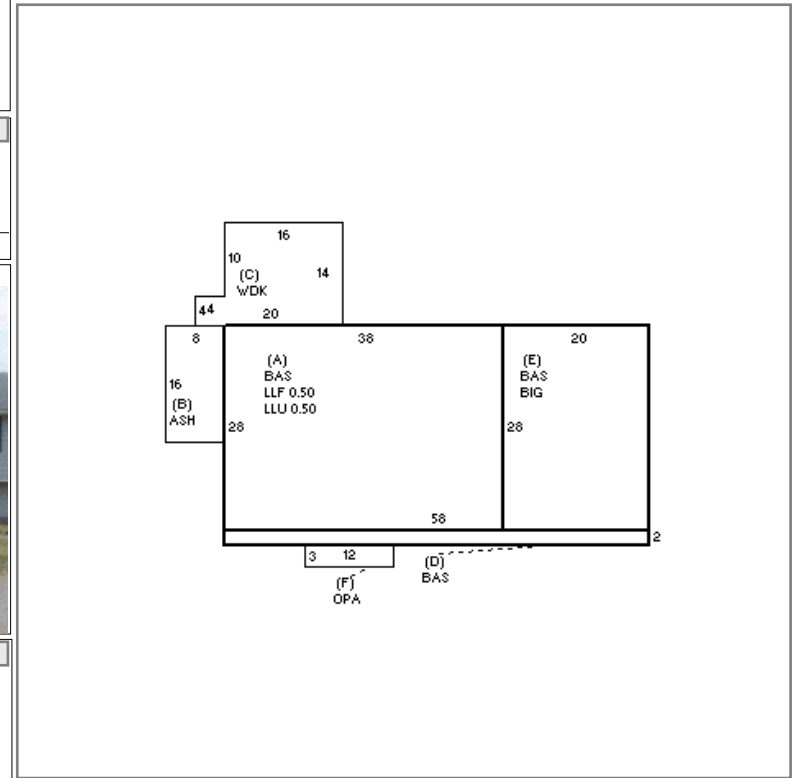
TOTAL	20,200 SF	ZONING	NO	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND		340,200	326,500	
Infl1	FACTOR 100			BUILDING		431,900	385,000	
Infl2	PHY 100			DETACHED		0	11,000	
				OTHER		0	0	
				TOTAL		772,100	722,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO 03/27/2023

BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	3/27/2023	JD
MODEL	1		RESIDENTIAL	LIST	3/27/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/27/2022	JD
QUALITY	+	1.10	AVG +/-GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,272	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	532		62.82	33,421
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	532	1964	149.25	79,402
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	B	ASH	N	ATT SHED	128	24.59	3,147
STORIES	1	1.00			ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	240	42.24	10,138
ROOMS	8	1.00			FLOOR COVER	24	COMB	1.00	+	BAS	L	BASE AREA	1,740	216.39	376,511
BEDROOMS	4	1.00			INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	560	48.62	27,225
BATHROOMS	2	1.00			HEATING/COOLING	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	36	56.65	2,039
# 1/2 BATHS	1	1.00			FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1	6,111.60	6,112	
TOT FIXTURES	8	\$7,251							ODS	O	OUT DOOR SHOWER	1	1,520.20	1,520	
# UNITS	1	1.00													

TOTAL RCN	546,767
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$431,900