

Key: 3469

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.334

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KURLAND ZACHARY R 17 SEVENTH AV SCITUATE, MA 02066				34-4-17-F				17 SEVENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KURLAND ZACHARY R				08/28/2019	QS	820,000	(129036)				
LAROUCHE DAVID J & GLORIA				08/15/2014	QS	695,000	(120839)				
BARRETT ROBERT J TR				08/14/2013	F	100	(119460)				

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	%
13-743	11/05/2013	1	NEW CONST	260,000	07/02/2014	ROM	100	70
13-473	11/05/2013	1	NEW CONST	260,000	07/09/2015	SJ	100	100
		4	DEMO		05/31/2011	SJ	100	100
92-841	11/20/1992	3	ALTERATIONS				100	100
90-358	06/25/1990	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,860 OS	1.00	100	1.00	100	1.00	528,000	5.94	100	1.00	WV3 1.20	422,250

TOTAL	5,881 SF	ZONING		FRNT	62	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	422,300	383,900			
Inf1	FACTOR 100		BUILDING	607,800	569,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,030,100	953,400			

DETACHED

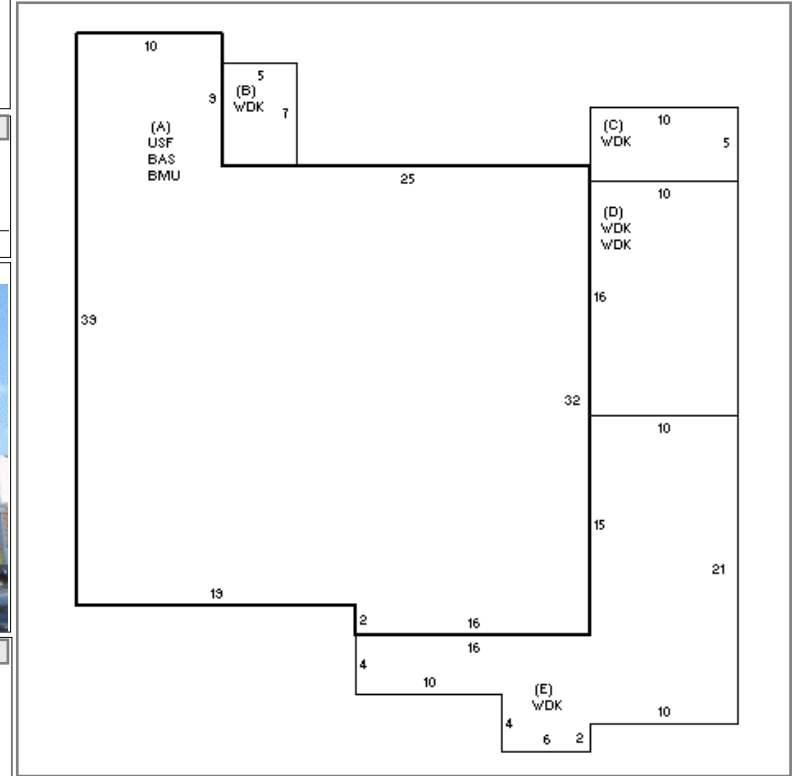
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
DROP STAIR ATTIC
not in mls

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2014	ROM
MODEL	1		RESIDENTIAL	LIST	7/2/2014	ROM
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/3/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2014	SIZE ADJ	1.000
NET AREA	2,344	DETAIL ADJ	1.030
\$NLA(RCN)	\$282	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	10	\$9,888	
# 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	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,172		54.21	63,532
A	BAS	L	BASE AREA	1,172	2014	242.31	283,987
A	USF	L	UPPER STORY FIN	1,172	2014	220.36	258,257
+	WDK	N	WOOD DECK	703		46.08	32,394
	BMG	O	BSMT GARAGE	2		2,989.20	5,978
	GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN	660,703
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$607,800