Key: 3495

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,353

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONNOLLY JOSEPH M &	34-6-5-0	24 FIFTH AV
ELIZABETH M		
24 FIFTH AV		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONNOLLY JOSEPH M &	02/03/2014	F	100	(120082)
CONNOLLY JOSEPH M, ELIZAB	02/08/2012	A	1	(117046)
CONNOLLY JOSEPH M	01/01/1985	QS		(70873)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		07/05/2022	JD	100	100
21-1167	08/17/2021	3	ALTERATIONS	3,800	07/05/2022	JD	100	100
12-288	05/22/2012	3	ALTERATIONS	2,000	07/13/2012	SJ	100	100
12-288	05/22/2012	3	ALTERATIONS	2,000	07/10/2013	SJ	100	100
97-268	04/01/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,418	OS 1.00	100 1.00	100 1.00	528,000	2.02	100 1.00	WV3 1.20			450,470

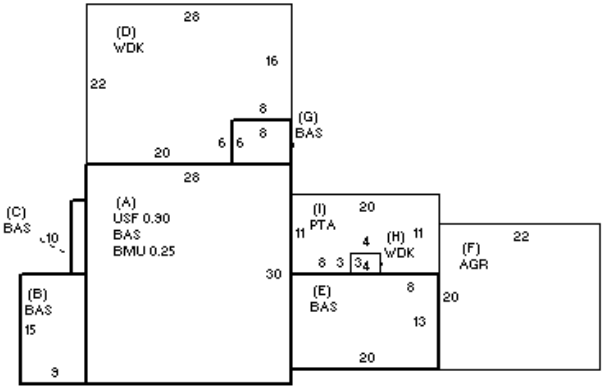
TOTAL	18,426 SF	ZONING		FRNT	251
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	450,500	409,500
BUILDING	345,900	307,600
DETACHED	0	0
OTHER	51,500	45,900
TOTAL	**847,900**	**763,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/05/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/5/2022	JD
LIST	7/5/2022	EST
REVIEW	4/7/2011	KT

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	2,059	DETAIL ADJ	1.200
$NLA(RCN)	$271	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	$4,800
# UNITS	1	1.00

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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	210		63.15	13,262
A	USF	L	UPPER STORY FIN	756	1930	218.77	165,389
+	BAS	L	BASE AREA	1,303	1930	240.56	313,456
+	WDK	N	WOOD DECK	580		38.40	22,272
F	AGR	N	ATT GARAGE	440		45.60	20,064
I	PTA	N	PATIO	208		14.90	3,099
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN 557,862

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1967 / 55

COND	38	38 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62

RCNLD $345,900

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LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONNOLLY JOSEPH M & ELIZABETH M 24 FIFTH AV SCITUATE, MA 02066	34-6-5-0	24 FIFTH AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE HSES		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

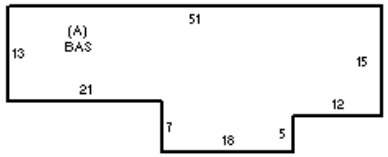
TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	51,500	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/05/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	L	0.80	LOW COST [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/5/2022	JD
LIST	7/5/2022	EST
REVIEW	4/7/2011	KT

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	813	DETAIL ADJ	0.766
$NLA(RCN)	$159	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,470
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	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	12	OTHER	0.95
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	813	1935	156.69	127,391

TOTAL RCN	128,862

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	A
ELECT	A

EFF.YR/AGE	1954 / 68	
COND	60	60 %
FUNC	0	
ECON	0	
DEPR	60	% GD 40
RCNLD		$51,500