

Key: 3497

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.356

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FREITER DONALD & SHIRLEY 16 FIFTH AVENUE SCITUATE, MA 02066				34-6-8-0				16 FIFTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FREITER DONALD & SHIRLEY				01/01/1975	QS	(525800)					
LANNIGAN ROBERT F AND JAN				01/01/1973	XX	(C00048692)					
YORKE ROBERT E AND SARA R				01/01/1972	XX	(C00047768)					

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 %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,500	OS 1.00	100	1.00	100	1.00	440,000	3.41	100	1.00	R08 1.00	362,170

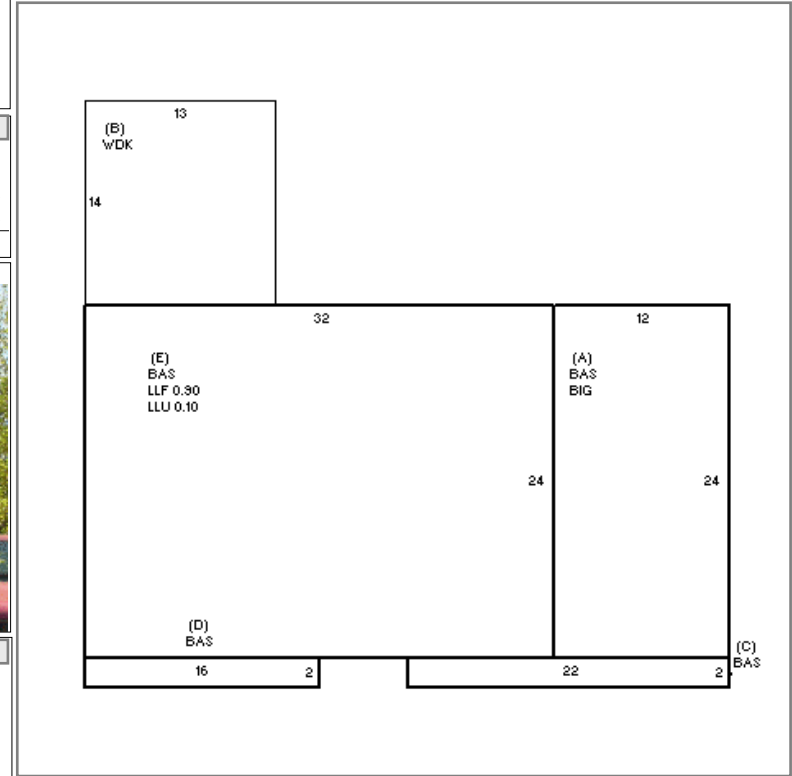
TOTAL	10,498 SF	ZONING		FRNT	69	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	362,200	329,200		
Infl1	FACTOR 100		BUILDING	277,900	250,400			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	640,100	579,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/9/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,823	DETAIL ADJ	1.020
\$NLA(RCN)	\$203	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,448	
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	288		53.26	15,339
B	WDK	N	WOOD DECK	182		38.40	6,989
+	BAS	L	BASE AREA	1,132	1972	207.49	234,879
E	LLU	N	LOWER LEVEL UNF	77		60.23	4,638
E	LLF	L	LOWER LEVEL FIN	691	1972	143.12	98,894
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	370,468
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$277,900