

Key: 3557

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.416

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DONOVAN MARY C 71 NORWELL AV SCITUATE, MA 02066				34-29-1-0				71 NORWELL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DONOVAN MARY C				08/15/2014	QS	463,000	(120852)					
BROOKFIELD RELOCATION INC				08/15/2014	R	463,000	(120851)					
CARPENTER ROBERT M & CHRI				05/31/2013	QS	410,000	(119054)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,554	OS 1.00	100	1.00	440,000	3.12	100	1.00	R03	1.00	364,130

LAND

TOTAL	11,543 SF	ZONING	FRNT	257	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	364,100	331,000
Inf1	FACTOR 100		BUILDING	398,700	371,700		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
			<b>TOTAL</b>	<b>763,700</b>	<b>703,500</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	40 0.60 8X12		96	14.95	900

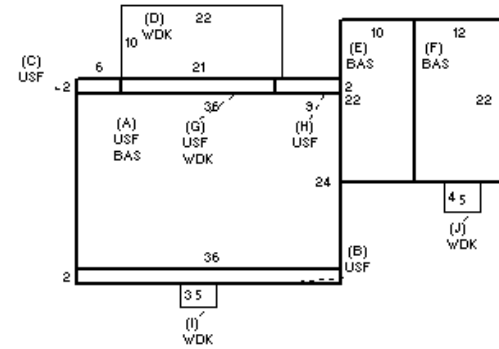


CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
21-343	04/05/2021	3	ALTERATIONS	29,200	07/20/2021	JD	100 80
21-343	04/05/2021	3	ALTERATIONS	29,200	07/07/2022	JD	100 100
21-44	01/19/2021	3	ALTERATIONS	40,000	07/20/2021	JD	100 80
21-44	01/19/2021	3	ALTERATIONS	29,200	07/07/2022	JD	100 100
18-214	04/18/2018	3	ALTERATIONS	22,700	06/14/2018	JD	100 100

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/7/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	524,598		
NET AREA	2,356	DETAIL ADJ	1.020	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,348	1952	219.73	296,189	CONDITION ELEM	CD		
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,008	1952	199.82	201,414	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	297		42.24	12,546	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00									BATHS	G		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1991 / 31
STORIES		2	1.00															COND	25 25%
ROOMS		8	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	24 % GD 76
# 1/2 BATHS		0	1.00															RCNLD	\$398,700
TOT FIXTURES		6	\$5,386																
# UNITS		1	1.00																