Key: 3558

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,417

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NASH KEVIN C & MUSANTRY ALEXANDRA 73 NORWELL AV SCITUATE, MA 02066	34-29-2-0	73 NORWELL AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NASH KEVIN C &	01/20/2022	QS	605,000	(133342)
LEU KATHLEEN A	10/31/2001	QS	290,000	(100206)
DELMONICO DEREK J & TRACE	08/27/1997	QS	154,000	91941-

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

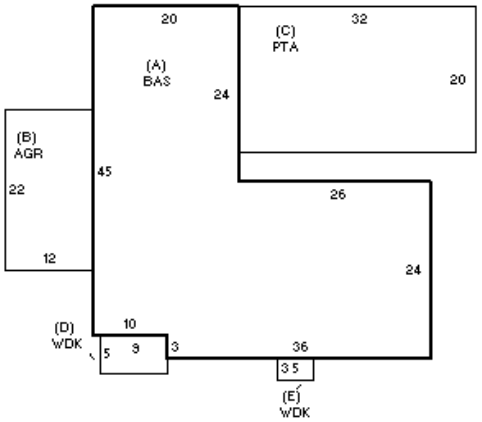
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		04/12/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,557	OS 1.00	100 1.00	100 1.00	440,000	3.12	100 1.00	R03 1.00			364,140

TOTAL	11,543 SF	ZONING		FRNT	131
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	364,100	331,000
BUILDING	215,700	176,000
DETACHED	3,900	0
OTHER	0	0
TOTAL	**583,700**	**507,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	30 0.70	23X35		805	6.91	3,900

PHOTO 04/12/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/12/2023	JD
LIST	4/12/2023	EST
REVIEW	9/27/2022	JD

BLDG COMMENTS

MLS

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,554	DETAIL ADJ	0.850
$NLA(RCN)	$204	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	1	1.00
TOT FIXTURES	5	$3,400
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	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	BAS	L	BASE AREA	1,554	1952	180.43	280,395
B	AGR	N	ATT GARAGE	264		53.94	14,239
C	PTA	N	PATIO	640		14.90	9,536
+	WDK	N	WOOD DECK	60		38.40	2,304
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	317,155

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

EFF.YR/AGE	1971 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$215,700