Key: 3577

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,434

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOROWITZ GREGORY R & JENNA E S/O WASHBURN STEN 45 EDGAR RD SCITUATE, MA 02066	34-28-3-0	45 EDGAR RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WASHBURN STEN	05/31/2023	QS	850,000	(135449)
HOROWITZ GREGORY R &	01/19/2023	F	1	(134983)
HOROWITZ GREGORY R & JENN	07/02/2020	QS	615,000	(130372)

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	%
		3	ALTERATIONS		01/20/2004	PJB	100	100
03-136	04/01/2003	2	ADDITIONS				100	100
95-513	09/01/1995	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	440,000	6.92	100 1.00	R03 1.00			349,460

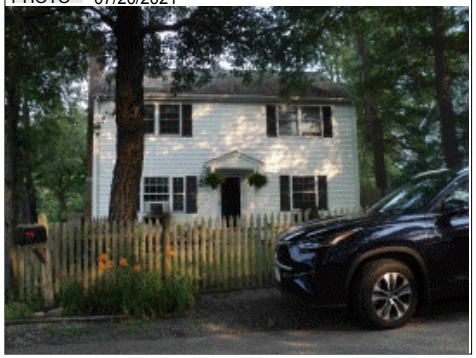
TOTAL	5,009 SF	ZONING		FRNT	53
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

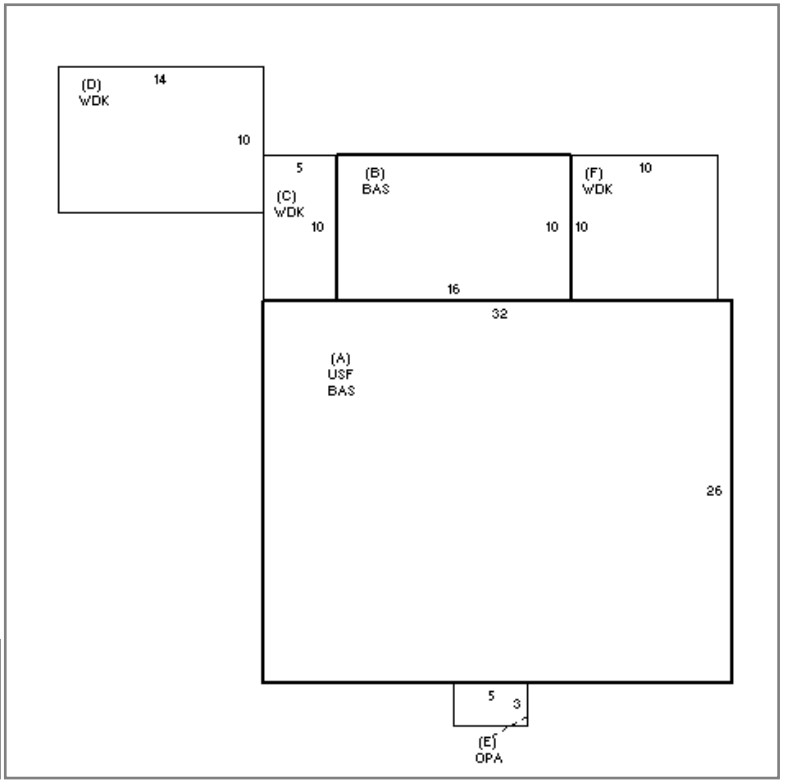
ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	316,500	294,900
DETACHED	0	0
OTHER	0	0
TOTAL	**666,000**	**612,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/20/2021





BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	JD
LIST	7/20/2021	EST
REVIEW	8/15/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,824	DETAIL ADJ	1.000
$NLA(RCN)	$231	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,280
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	4	VINYL	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	832	1953	225.62	187,715
A	USF	L	UPPER STORY FIN	832	1953	205.18	170,707
B	BAS	L	BASE AREA	160	1997	225.62	36,099
+	WDK	N	WOOD DECK	290		42.24	12,250
E	OPA	N	OPEN PORCH	15		56.69	850
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	421,963

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

EFF.YR/AGE	1988 / 34		
COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	25	% GD	75
RCNLD			$316,500