

Key: 3587

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.444

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VANLEUVAN EMILY R 48 IRVING RD SCITUATE, MA 02066				34-25-19-0				48 IRVING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VANLEUVAN EMILY R				07/07/2020	QS	425,000	(130385)				
RYAN JANET M				03/29/2006	QS	349,900	(108830)				
HERNAN JOHN M & CYNTHIA A				07/01/2002	QS	239,000	(101569)				

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	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,000	OS	1.00	100	1.00	100	1.00	R03	1.00		346,280

TOTAL	4,008 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	346,300	314,800
Inf1	FACTOR 100		BUILDING	162,200	144,300		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
<b>TOTAL</b>					<b>509,500</b>	<b>460,100</b>	

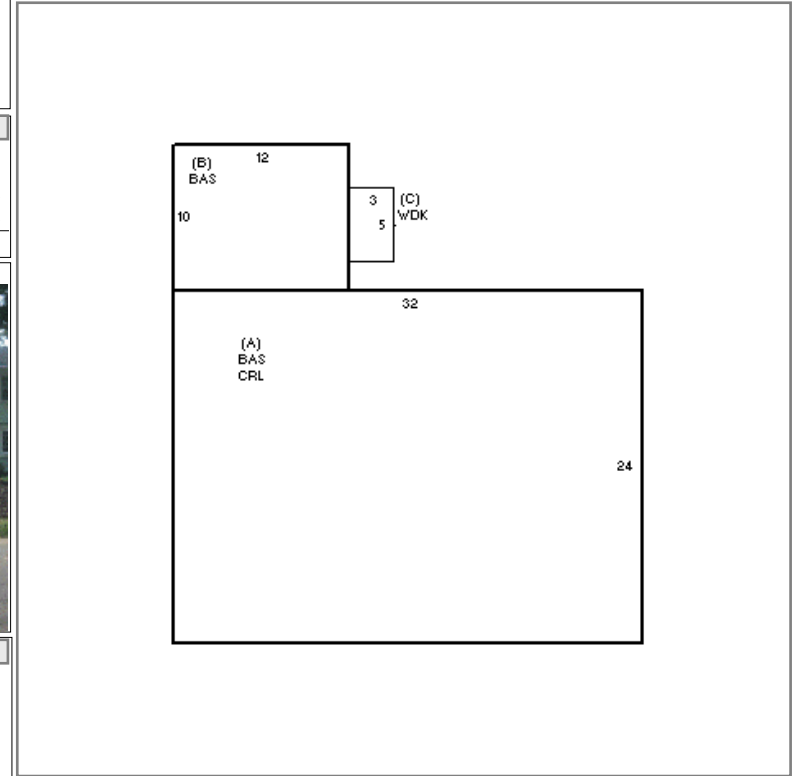
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	8 X 12		96	14.95
							1,000



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/27/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	888	DETAIL ADJ	0.884	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	768		11.44	8,786
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	888	1955	219.14	194,600
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	15		38.40	576
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				FLOOR COVER	14	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	213,365	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	A	
EFF.YR/AGE	1991 / 31	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$162,200	