

Key: 3602

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3458

LEGAL

LAND

DETACHED

BUILDING

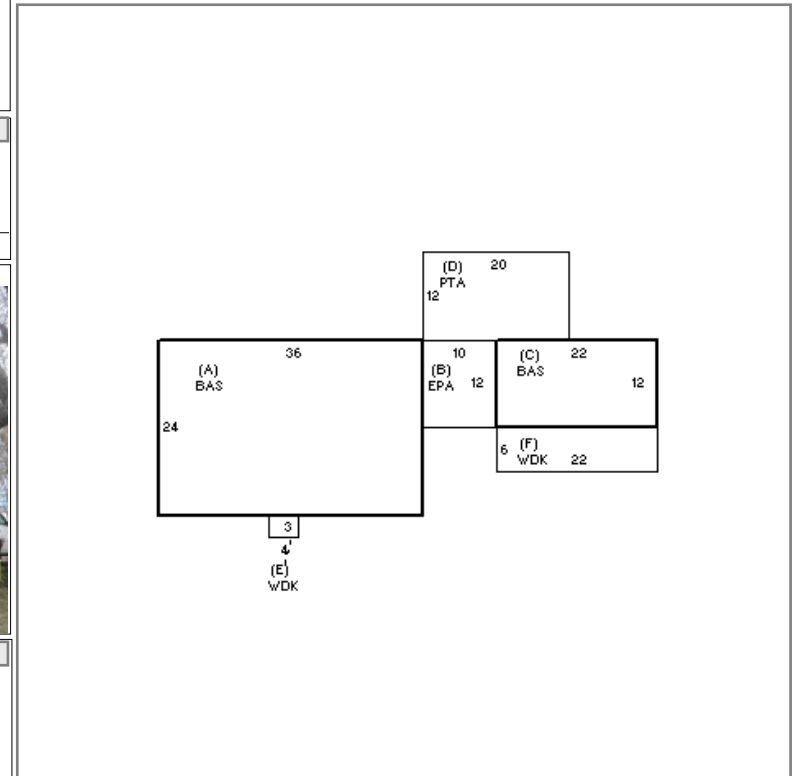
CURRENT OWNER				PARCEL ID				LOCATION			
MINAHAN DEBORAH 31 NORWELL AV SCITUATE, MA 02066				34-17-4-0				31 NORWELL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MINAHAN DEBORAH				01/13/2022	H	(133319)					
STONE SHARON JOLY				11/09/1979	QS	(62806)					
STONE DONALD A AND MARION				01/01/1954	XX	(C00018494)					

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	%
89-331	06/01/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,568	OS 1.00	100	1.00	440,000	3.39	100	1.00	R03	1.00	362,290

TOTAL	10,568 SF	ZONING	NOTED	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTED	LAND	362,300	329,400			
Infl1	FACTOR 100		BUILDING	145,300	145,500			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	507,600	474,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/12/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	250,493			
NET AREA	1,128	DETAIL ADJ	0.850	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,128	1952	195.66	220,710	CONDITION ELEM	CD			
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	B	EPA	N	ENCLOSED PORCH	120		90.20	10,824	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	D	PTA	N	PATIO	240		14.90	3,576	INTERIOR	F			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	144		38.40	5,530	KITCHEN	F			
				FLOOR COVER	14	COMB	1.00	FPL	O	O	FIREPLACE	1		7,813.00	7,813	BATHS	F			
				INT FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1965 / 57	
																		COND	42 42 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	42 % GD 58	
																		RCNLD	\$145,300	