

Key: 3609

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.462

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
DURANT GREGORY & VICTORIA S/O LINTON ABIGAIL B 33 IRVING RD SCITUATE, MA 02066										34-17-5-0				33 IRVING RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
LINTON ABIGAIL B										05/01/2023	QS	575,000 (135323)					
DURANT GREGORY & VICTORIA										10/01/2020	QS	441,500 (130869)					
CONROY MANDY R										05/26/2011	QS	302,500 (116059)					

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	%
23-0599	07/13/2023	3	ALTERATIONS	2,250				0
15-811	11/24/2015	3	ALTERATIONS	1,809	07/01/2016	SJ	100	100
94-445	09/13/1994	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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

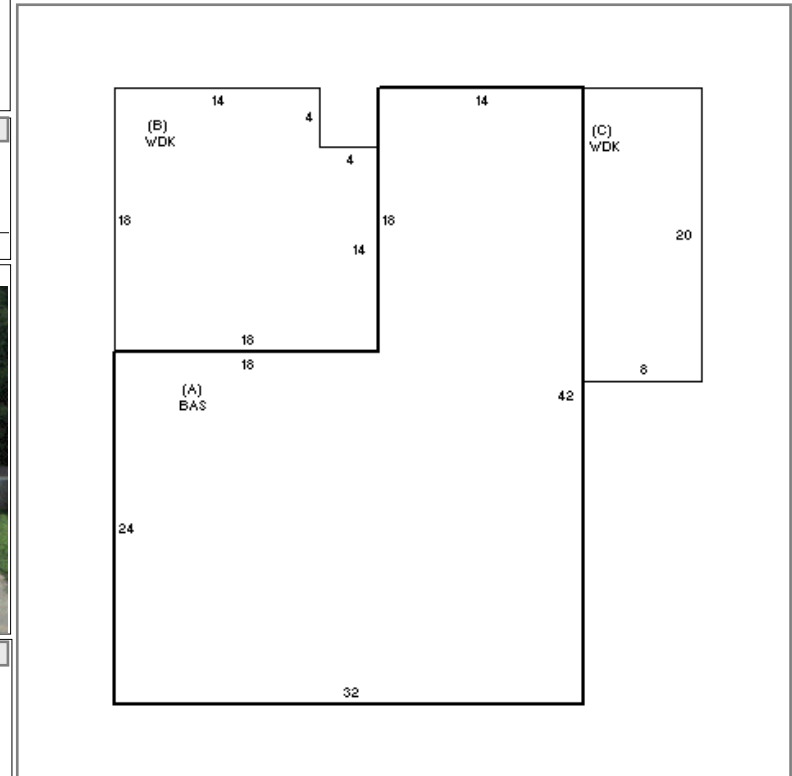
TOTAL	5,000 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	186,700	166,100		
Inf2	PHY 100		DETACHED	800	700		
			OTHER	0	0		
			TOTAL	537,000	484,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9 X 7		63	17.03	800



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/15/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,020	DETAIL ADJ	0.850
\$NLA(RCN)	\$229	OVERALL	1.000

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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,020	1954	201.58	205,609
+	WDK	N	WOOD DECK	468		38.40	17,971
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	233,433
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$186,700