

Key: 3615

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.468

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COLLINS BRIAN D & THORPE LESLIE KATHARINE TRS 41 IRVING RD SCITUATE, MA 02066				34-17-9-0				41 IRVING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COLLINS BRIAN D & THORPE LESLIE KATHARINE TRS				08/22/2018	A	100 (127353)					
COLLINS BRIAN DOUGLAS & ROSEBACH ELAINE P				01/26/2015	QS	300,750 (121500)					
				05/21/2010	QS	305,000 (114674)					

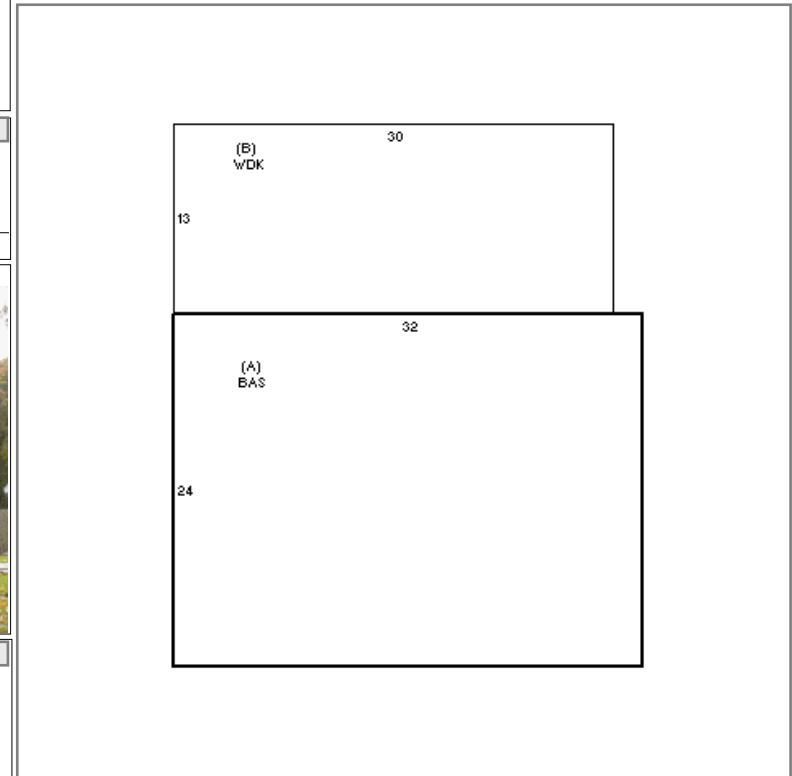
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-85	02/21/2018	6	CYCL GROWTH	5,000	06/14/2018	JD	100	100
		7	OTHERS				100	100

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	440,000	6.92	100	1.00	R03	1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,500	317,700
Infl1	FACTOR 100		BUILDING	135,700	120,700		
Infl2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
					TOTAL	485,300	438,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/13/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]	FY12 STYLE CHANGE FROM COTT/BUNG TO RANCH PER FIELD REVIEW.		
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	185.937		
NET AREA	768	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1953	210.60	161,743	CONDITION ELEM	CD		
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	WDK	N	WOOD DECK	390		38.40	14,976				
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	EXTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00											INTERIOR	
				FLOOR COVER	14	COMB	1.00											KITCHEN	
				INT FINISH	1	PLASTER	1.00											BATHS	
				HEATING/COOLING	1	FORCED AIR	1.00											HEAT	
				FUEL SOURCE	99	N/A	1.00											ELECT	
																		EFF.YR/AGE	1980 / 42
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$135,700