

Key: 3617

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.470

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOUGHTON LINDSAY M & EHLERS MICHAEL A 43 IRVING RD SCITUATE, MA 02066				34-17-10-0				43 IRVING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOUGHTON LINDSAY M & CASEY BONNIE				06/30/2017	QS	350,000 (125379)					
HAZELL JOY E				04/02/2015	QS	297,000 (121675)					
				10/31/1995	QS	123,000 (88777)					

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	%
96-130	04/01/1996	3	ALTERATIONS				100	100

LAND

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	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	150,900	134,300		
Inf2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
					TOTAL	502,300	453,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	70 0.30	10 X 9	190	8.05	500
PTD	A	1.00	20 0.80	19 X 11	209	8.59	1,400

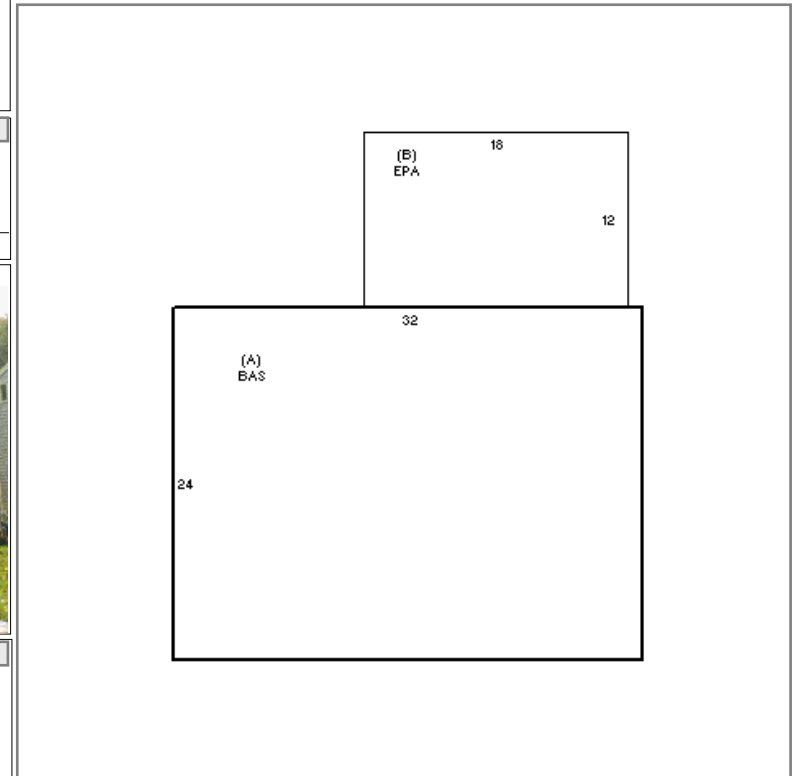


BLDG COMMENTS

shower = add'l fixture

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/25/2018	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%]			



BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	195.976		
NET AREA	768	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	768	1953	216.87	166,553	CONDITION ELEM	CD		
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	EPA	N	ENCLOSED PORCH	216		90.20	19,483	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN			
				FLOOR COVER	1	HARDWOOD	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT			
				FUEL SOURCE	2	GAS	1.00												
CAPACITY			UNITS	ADJ														EFF.YR/AGE	1995 / 27
STORIES	1	1.00																COND	23 23 %
ROOMS	5	1.00																FUNC	0
BEDROOMS	2	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	23 % GD 77
# 1/2 BATHS	0	1.00																RCNLD	\$150,900
TOT FIXTURES	4	\$2,659																	
# UNITS	1	1.00																	