

Key: 3618

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.471

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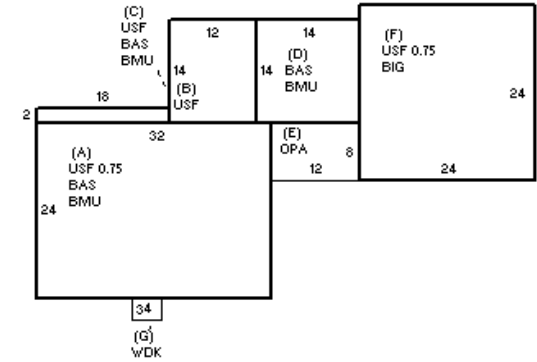
CURRENT OWNER				PARCEL ID				LOCATION				
MILLER TIMOTHY & JODY 45 IRVING ROAD SCITUATE, MA 02066				34-17-11-0				45 IRVING RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MILLER TIMOTHY & JODY				03/12/1987	QS	140,000	(74859)					
BAIRD ANN E				12/23/1983	XX		(C00068709)					
RYAN WILLIAM C & PRISCILL				02/08/1980	XX		(C00063172)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,724 OS	1.00	100	1.00	440,000	2.65	100	1.00	R03		367,940

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	%
21-341	04/05/2021	3	ALTERATIONS	14,200	07/20/2021	JD	100	100
20-370	06/30/2020	2	ADDITIONS	55,000	09/15/2020	JD	100	0
20-370	06/30/2020	2	ADDITIONS	55,000	07/20/2021	JD	100	100
		2	ADDITIONS		06/02/2005	SJ	100	100
03-739	12/09/2003	2	ADDITIONS	58,500	07/27/2004	SJ	100	100

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TOTAL	13,721 SF	ZONING	FRNT	68	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	367,900	334,500
Inf1	FACTOR 100		BUILDING	422,900	381,300		
Inf2	PHY 100		DETACHED	32,500	31,000		
			OTHER	0	0		
			TOTAL	823,300	746,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10	1988	80	15.97	900
IPG	G	1.20	10 0.90 36 X 18	2021	648	42.44	24,700
HTB	A	1.00	10 0.90	2021	1	5,181.80	4,700
PTD	A	1.00	30 0.70 16 X 26		416	7.46	2,200



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BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/15/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	579,355
NET AREA	2,344	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,132		45.59	51,613		
\$NLA(RCN)	\$247	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,132	1953	215.65	244,114		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	780	1953	196.11	152,965		
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	96		51.50	4,944			
ROOMS	8	1.00	FLOOR COVER	14	COMB	1.00	F	BIG	N	BUILT-IN GARAGE	576		46.91	27,020			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	F	USF	L	UPPER STORY FIN	432	2004	196.11	84,719			
BATHROOMS	2	1.00	HEATING/COOLING	1	FORCED AIR	1.00	G	WDK	N	WOOD DECK	12		38.42	461			
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239			
TOT FIXTURES	6	\$5,280															
# UNITS	1	1.00															
EFF.YR/AGE																1980 / 42	
COND																27 27 %	
FUNC																0	
ECON																0	
DEPR																27 % GD 73	
RCNLD																\$422,900	