

Key: 3694

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.515

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VALENTE, MELISSA 23 GARDEN RD SCITUATE, MA 02066				34-22-9-0				23 GARDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VALENTE, MELISSA				10/08/2010	O	225,000		(115258)			
HENDRICKSON RUSSELL B				10/29/1993	QS	120,000		(85455)			
REGAN JAMES & ESTHER D				09/07/1989	XX			(C00079083)			

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	%
98-658	12/28/1998	3	ALTERATIONS				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	100	1.00	440,000	6.92	100	1.00	R03 1.00	349,460

TOTAL	5,009 SF	ZONING		FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	349,500	317,700		
Infl1	FACTOR 100		BUILDING	118,700	110,500			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL				TOTAL	468,200	428,200		

DETACHED

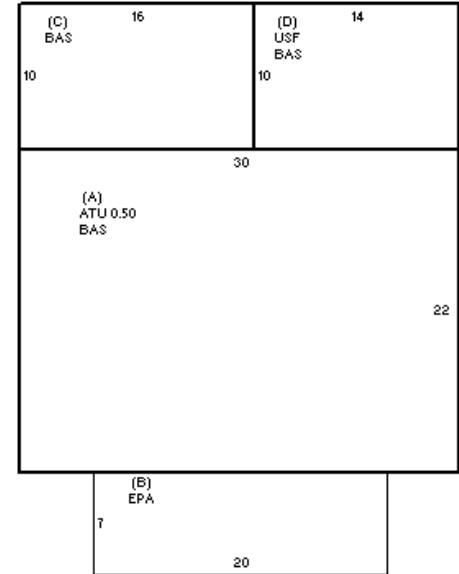
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 - QUAL CHANGE FROM AVG TO AVG -

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/13/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/6/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,100	DETAIL ADJ	1.045	FOUNDATION	2	SLAB	0.95
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.5	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	5	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	5	\$3,762					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	960	1940	218.08	209,360
A	ATU	N	ATTIC UNF	330		33.30	10,989
B	EPA	N	ENCLOSED PORCH	140		81.18	11,365
D	USF	L	UPPER STORY FIN	140	1940	198.32	27,765
	F11	O	FPL 1S 10P	1		6,552.90	6,553

TOTAL RCN	269,794
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$118,700