

Key: 3695

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.516

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DRAKE RICHARD 25 GARDEN RD SCITUATE, MA 02066				34-22-10-0				25 GARDEN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
DRAKE RICHARD				04/09/2021	QS	440,000 (131810)						
BALZANO JOSEPH & PHYLLIS				06/07/2002	F	100 (101396)						
BALZANO JOSEPH & PHYLLIS				11/13/1984	QS	55,000 (70353)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,066	OS 1.00	100	1.00	440,000	5.75	100	1.00	R03	1.00	352,420

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	%
93-148	04/01/1993	3	ALTERATIONS				100	100

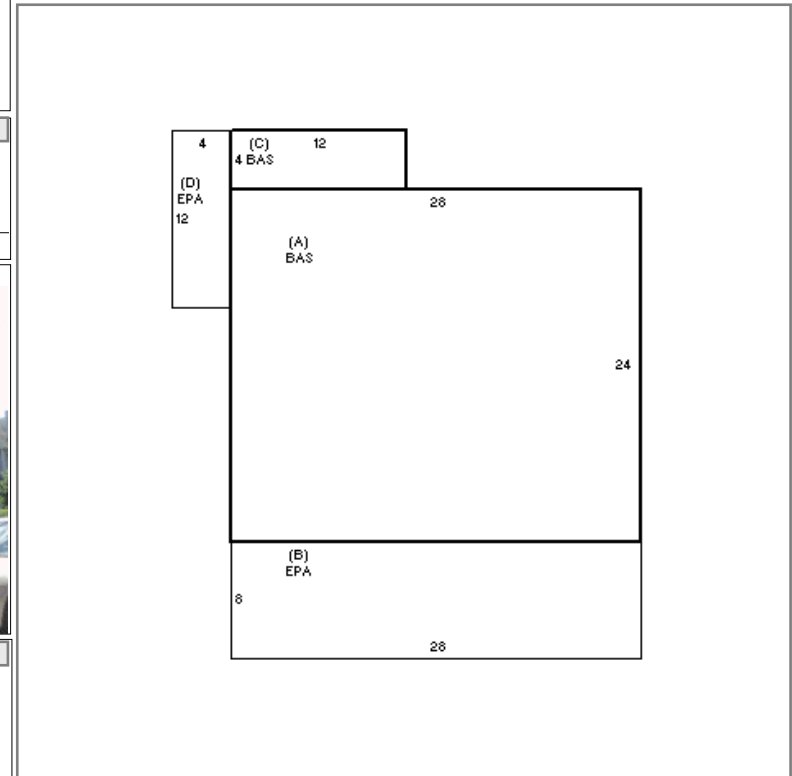
TOTAL	6,055 SF	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	352,400	320,400
Inf1	FACTOR 100		BUILDING	123,800	110,300		
Inf2	PHY 100		DETACHED	8,900	8,500		
			OTHER	0	0		
					TOTAL	485,100	439,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 60 0.40	20 X 24		480	46.56	8,900



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/7/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/5/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1922	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	720	DETAIL ADJ	0.850	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	720	1922	227.38	163,713
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	272		90.20	24,534
				ROOF SHAPE	1	GABLE	1.00	F11	O		FPL 1S 10P	1		7,281.00	7,281
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	199,608
CONDITION ELEM CD	
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1967 / 55
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$123,800