

Key: 3713

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.534

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |                  |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------------|--|--------------|--|--|--|
| STUDLEY PHILIPPE H & JAZMINE J<br>18 IRVING RD<br>SCITUATE, MA 02066 |  |  |  | 34-21-11-0 |    |                  |  | 18 IRVING RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE       |  | BK-PG (Cert) |  |  |  |
| STUDLEY PHILIPPE H & JAZM  |  |  |  | 03/16/2016 | V  | 515,000 (123165) |  |              |  |  |  |
| GRANIGAN DENNIS & KATHRYN  |  |  |  | 04/26/1996 | QS | 92,000 (89508)   |  |              |  |  |  |
| CORSARO VINCENT & FRANCIS  |  |  |  | 08/25/1985 | XX | 71910-0          |  |              |  |  |  |

| 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    | %   |
| 12-671 |            | 3             | ALTERATIONS |        | 03/29/2004 | PJB | 100    | 100 |
| 96-173 | 11/22/2002 | 2             | ADDITIONS   |        | 01/20/2004 | PJB | 100    | 100 |
|        | 05/01/1996 | 2             | ADDITIONS   |        |            |     | 100    | 100 |
|        |            | 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 | 4,000 OS | 1.00 | 100  | 1.00 | 100      | 1.00 | 440,000 | 8.57 | 100 | 1.00       | R03 1.00  | 346,280 |

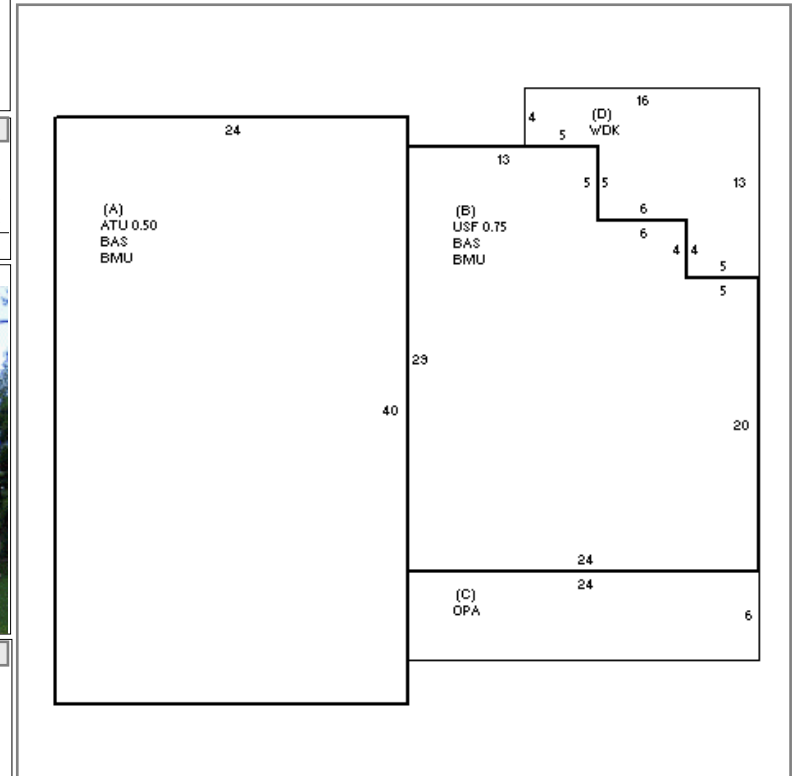
| TOTAL | 4,000 SF   | ZONING | FRNT     | 48      | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh   | OCEANSIDE  | NOTE   |          |         | LAND         | 346,300        | 314,800        |
| Inf1  | FACTOR 100 |        | BUILDING | 439,700 | 397,200      |                |                |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0            |                |                |
|       |            |        | OTHER    | 0       | 0            |                |                |
|       |            |        |          |         | <b>TOTAL</b> | <b>786,000</b> | <b>712,000</b> |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS



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  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

G

| YEAR BLT   | 1950  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 637,305    |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 2,047 | DETAIL ADJ | 1.155 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | +   | BMU | N | BSMT UNFINISHED | 1,581 |      | 46.40     | 73,362  |                |            |
| \$NLA(RCN) | \$311 | OVERALL    | 1.000 | EXT COVER       | 13 | STONE VENEER   | 1.05 | +   | BAS | L | BASE AREA       | 1,581 | 1950 | 254.97    | 403,102 |                |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | ATU | N | ATTIC UNF       | 480   |      | 40.70     | 19,536  |                |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B   | USF | L | UPPER STORY FIN | 466   | 1950 | 231.86    | 108,049 |                |            |
|            |       |            |       | FLOOR COVER     | 14 | COMB           | 1.00 | C   | OPA | N | OPEN PORCH      | 144   |      | 56.65     | 8,158   |                |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 | D   | WDK | N | WOOD DECK       | 139   |      | 42.24     | 5,872   |                |            |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 | F21 | O   |   | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   |                |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |                |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | CONDITION ELEM | CD         |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | EXTERIOR       |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | INTERIOR       |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | KITCHEN        |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | BATHS          |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | HEAT           |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | ELECT          |            |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1972 / 50  |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | COND           | 31 31 %    |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | DEPR           | 31 % GD 69 |
|            |       |            |       |                 |    |                |      |     |     |   |                 |       |      |           |         | RCNLD          | \$439,700  |