Key: 3755

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,576

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROY DONALD & PAUL & RICHARD & ZOLLIN MARY 48 GARDEN ROAD SCITUATE, MA 02066	34-27-16-0	48 GARDEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROY DONALD & PAUL & RICHA	01/01/1979	QS		(60755)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

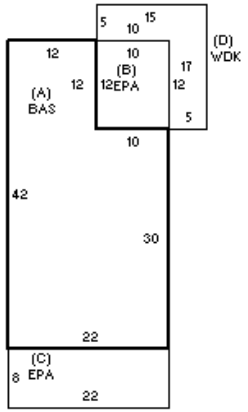
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	59
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	74,400	69,800
DETACHED	3,500	3,400
OTHER	0	0
TOTAL	**427,400**	**390,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	70 0.30			240	49.28	3,500

PHOTO 10/23/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/15/2010	PL
LIST	9/15/2010	EST
REVIEW	4/6/2011	ER

BLDG COMMENTS

FY12 STYLE CHANGE FROM RANCH TO COTT/BUNG PER FIELD REVIEW.

YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	804	DETAIL ADJ	0.799
$NLA(RCN)	$257	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,918
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	11	ASPH SHINGLE	0.96
ROOF SHAPE	1	GABLE	1.00
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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	804	1927	205.15	164,938
+	EPA	N	ENCLOSED PORCH	296		90.20	26,699
D	WDK	N	WOOD DECK	135		38.40	5,184
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	206,552
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70		
COND	64	64 %	
FUNC	0		
ECON	0		
DEPR	64	% GD	36
RCNLD			$74,400