

Key: 3765

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.586

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |  | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| DUNN TIMOTHY & SUSAN<br>41 GARDEN ROAD<br>SCITUATE, MA 02066 |  |  |  | 34-26-7-0  |    |            |  | 41 GARDEN RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE |  | BK-PG (Cert) |  |  |  |
| DUNN TIMOTHY & SUSAN   |  |  |  | 11/19/1993 | QS | 120,000    |  | (85562)      |  |  |  |
| WERNIG WILLIAM D & JEAN                                      |  |  |  | 12/01/1983 | XX | 68671-0    |  |              |  |  |  |

| 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    | %   |
| 13-278 | 05/10/2013 | 3             | ALTERATIONS | 4,399  | 07/11/2013 | SJ | 100    | 100 |
|        |            | 3             | ALTERATIONS |        | 06/29/2006 |    | 100    | 100 |
|        |            | 3             | ALTERATIONS |        | 06/02/2005 | SJ | 0      | 0   |
| 04-34  | 01/20/2004 | 3             | ALTERATIONS | 20,000 | 07/27/2004 | SJ | 100    | 100 |
| 99-376 | 07/15/1999 | 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 | 13,500   | OS 1.00 | 100  | 1.00 | 440,000  | 2.70 | 100  | 1.00 | R03 | 1.00       | 367,550   |

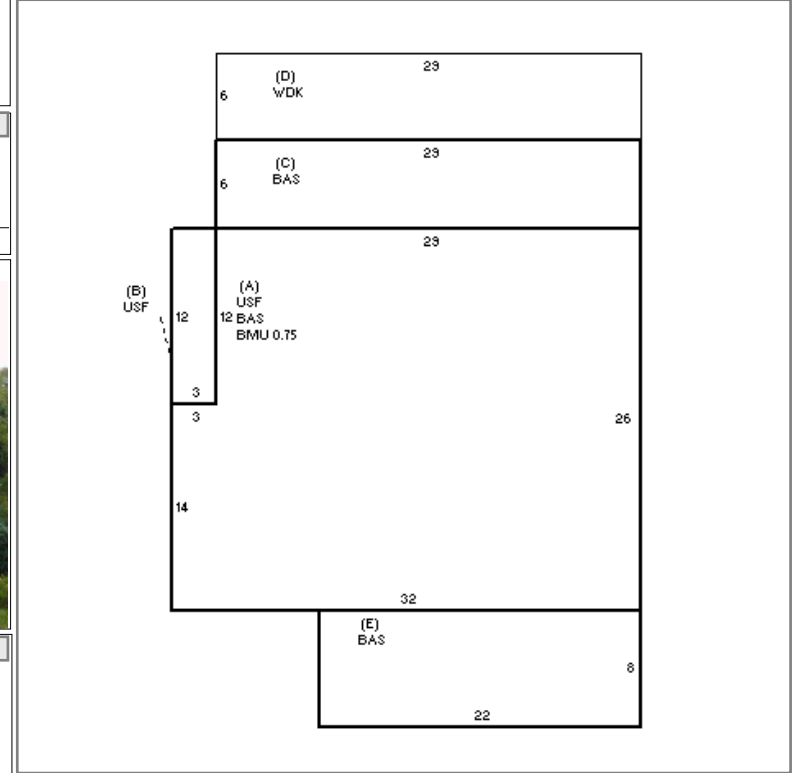
|       |            |                      |          |         |          |         |          |
|-------|------------|----------------------|----------|---------|----------|---------|----------|
| TOTAL | 13,504 SF  | ZONING               | FRNT     | 118     | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | OCEANSIDE  | NOTE<br>c/w 34-26-18 | LAND     | 367,600 | 334,100  |         |          |
| Inf1  | FACTOR 100 |                      | BUILDING | 185,400 | 174,100  |         |          |
| Inf2  | PHY 100    |                      | DETACHED | 8,500   | 7,800    |         |          |
|       |            |                      | OTHER    | 0       | 0        |         |          |
|       |            | TOTAL                |          | 561,500 | 516,000  |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  | 1996 | 70    | 16.85     | 800   |
| S/V | A    | 1.00 | SV 1.00  | 1999 | 7,000 | 1.10      | 7,700 |



BLDG COMMENTS  
FY12 QUALITY CHANGE FROM AVG+ TO AVG PER FIELD REVIEW. STYLE CHANGE FROM COLONIAL TO CONVENTIONAL.



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 5/15/2009 | PL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 5/15/2009 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 4/6/2011  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]      |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT     | 1927  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 514,906    |
|--------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA     | 1,978 | DETAIL ADJ | 1.200 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 597   |      | 56.25     | 33,579  | CONDITION ELEM | CD         |
| \$NLA(RCN)   | \$260 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | USF | L | UPPER STORY FIN | 832   | 1927 | 220.38    | 183,355 |                |            |
| CAPACITY     |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,146 | 1927 | 242.34    | 277,717 | EXTERIOR       |            |
| STORIES      | 2     | 1.00       |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | D | WDK | N | WOOD DECK       | 174   |      | 38.40     | 6,682   | INTERIOR       |            |
| ROOMS        | 7     | 1.00       |       | FLOOR COVER     | 2  | SOFTWOOD       | 1.00 | F | FPL | O | FIREPLACE       | 1     |      | 7,813.00  | 7,813   | KITCHEN        |            |
| BEDROOMS     | 3     | 1.00       |       | INT FINISH      | 1  | PLASTER        | 1.00 |   |     |   |                 |       |      |           |         | BATHS          |            |
| BATHROOMS    | 2     | 1.00       |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         | BATHS          |            |
| # 1/2 BATHS  | 0     | 1.00       |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |            |
| TOT FIXTURES | 6     | \$5,760    |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ELECT          |            |
| # UNITS      | 1     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |            |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1952 / 70  |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 64 64 %    |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 64 % GD 36 |
|              |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$185,400  |