

Key: 3795

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.615

LEGALS

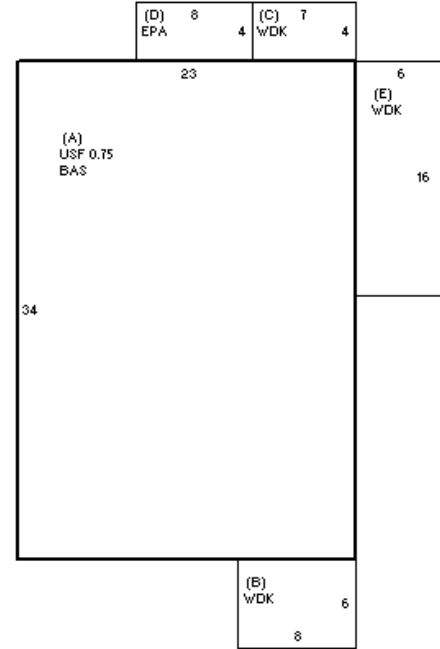
CURRENT OWNER				PARCEL ID				LOCATION			
SNIBBE K & SMALL L TRSTEEES DILL REALTY TRUST 1 CARVER AVENUE SCITUATE, MA 02066				34-14-8-0				1 CARVER AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SNIBBE K & SMALL L TRSTEE				05/13/1994	F	100		12876-272			
SNIBBE KIM				07/07/1993	QS	150,000		12017-56			
KEARNEY JOHN F				08/09/1989	XX	9290-12					

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 %
91-488	09/23/1991	4	DEMO				100 100
87-678	11/01/1987	2	ADDITIONS				100 100
		6	CYCL GROWTH				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500	OS 1.00	100	1.00	440,000	5.38	100	1.00	R08	1.00	353,520

TOTAL	6,500 SF	ZONING	FRNT	177	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	353,500	321,400
Inf1	FACTOR 100		BUILDING	161,500	150,300		
Inf2	PHY 100		DETACHED	6,600	6,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>521,600</b>	<b>478,000</b>



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50		240	54.75	6,600



**BLDG COMMENTS**  
FY12 STYLE CHANGE FROM RANCH TO CONV PER FIELD REVIEW.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/16/2010	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%]			

G

YEAR BLT	1933	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,110	
NET AREA	1,369	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	782	1933	261.88	204,792	CONDITION ELEM CD		
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	587	1933	238.15	139,796	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	172		38.40	6,605	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	32		90.19	2,886	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 10P	1		7,281.00	7,281	BATHS			
				INT FINISH	1	PLASTER	1.00								HEAT			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT			
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1956 / 66
																	COND	56 56 %
																	FUNC	0
																	ECON	0
																	DEPR	56 % GD 44
																	RCNLD	\$161,500