

Key: 3823

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.641

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CURRENT OWNER				PARCEL ID				LOCATION			
FLEMING FRANCIS M 4 CARVER AVENUE SCITUATE, MA 02066				34-13-6-0				4 CARVER AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FLEMING FRANCIS M				12/10/1979	QS	4766-208		1794-373			
FLEMING FRANK I & ISABELL				01/01/1945	XX						

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
91-120	04/01/1991	3	ALTERATIONS				100
		2	ADDITIONS				100

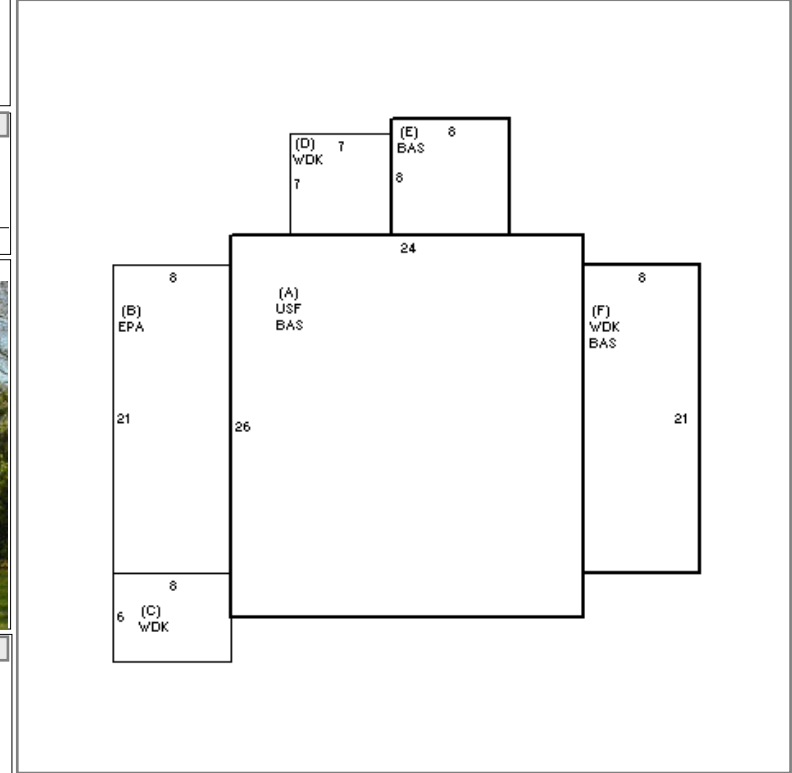
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,090	OS 1.00	100	1.00	440,000	4.37	100	1.00	R08	1.00	357,230

TOTAL	8,090 SF	ZONING	FRNT	197	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	357,200	324,800
Inf1	FACTOR 100		BUILDING	143,100	134,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		500,300	459,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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



BUILDING	CD	ADJ	DESC	MEASURE	4/13/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/13/2009	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	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	397,502	
NET AREA	1,480	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	856	1928	252.36	216,023	CONDITION ELEM	CD	
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	624	1928	229.50	143,206	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	168		90.20	15,154	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	265		38.40	10,176	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	99	N/A	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$4,704															
# UNITS		1	1.00															
																EFF.YR/AGE	1952 / 70	
																COND	64 64 %	
																FUNC	0	
																ECON	0	
																DEPR	64 % GD 36	
																RCNLD	\$143,100	