

Key: 3827

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.645

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID                 |    |         |           | LOCATION     |    |            |              |
|---|--|--|--|---------------------------|----|---------|-----------|--------------|----|------------|--------------|
| MONTGOMERY-HYDE JAMES L B &<br>MONTGOMERY-HYDE PAUL<br>20 CARVER AV<br>SCITUATE, MA 02066 |  |  |  | 34-12-2-0                 |    |         |           | 20 CARVER AV |    |            |              |
|   |  |  |  | TRANSFER HISTORY          |    |         |           | DOS          | T  | SALE PRICE | BK-PG (Cert) |
|   |  |  |  | MONTGOMERY-HYDE JAMES L B |    |         |           | 05/02/2017   | QS | 555,000    | 48376-316    |
| WILSON KEITH N & JEAN L   |  |  |  | 08/15/2011                | QS | 475,000 | 40219-312 |              |    |            |              |
| GILDEA JOSEPH D & SANDRA  |  |  |  | 11/27/2001                | F  |         | 20986-213 |              |    |            |              |

| 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 %   |
| 20-701 | 10/21/2020 | 3             | ALTERATIONS | 58,000 | 07/20/2021 | JD     | 100 100 |
| 12-156 | 03/27/2012 | 3             | ALTERATIONS | 15,000 | 07/12/2012 | SJ     | 100 100 |
| 09-135 | 04/21/2009 | 7             | OTHERS      | 4,500  | 07/22/2009 | SJ     | 100 100 |
| 08-118 | 04/01/2008 | 3             | ALTERATIONS | 16,000 | 06/30/2008 | SJ     | 100 100 |
| 99-621 | 12/15/1999 | 2             | ADDITIONS   |        |            |        | 100 100 |

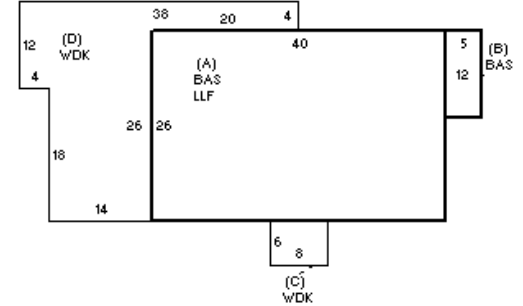
LAND

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 9,800    | OS 1.00 | 100  | 1.00 | 528,000  | 3.64 | 100  | 1.00 | WV3 |            | 432,960   |

|       |            |                                |          |         |          |         |          |
|-------|------------|--------------------------------|----------|---------|----------|---------|----------|
| TOTAL | 9,800 SF   | ZONING                         | FRNT     | 103     | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | OCEANSIDE  | NOTE<br>IN-LAW/ ACCESSORY DWG. | LAND     | 433,000 | 393,600  |         |          |
| Inf1  | FACTOR 100 |                                | BUILDING | 364,600 | 328,600  |         |          |
| Inf2  | PHY 100    |                                | DETACHED | 18,900  | 18,000   |         |          |
|       |            |                                | OTHER    | 0       | 0        |         |          |
|       |            |                                | TOTAL    | 816,500 | 740,200  |         |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE        | YB   | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|-----------------|------|-------|-----------|--------|
| DGF | A    | 1.00 | 10 0.90 20 X 22 | 2012 | 440   | 47.79     | 18,900 |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/20/2021 | JD  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/20/2021 | EST |
| STYLE    | 2  | 1.00 | RAISED RANCH [100%] | REVIEW  | 4/6/2011  | ER  |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

BLDG COMMENTS

IN-LAW/ LEGAL ACCESSORY DWELLING

BUILDING

| YEAR BLT   | 1964  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 461,509 |            |           |      |    |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA   | 2,140 | DETAIL ADJ | 1.060 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | LLF | L | LOWER LEVEL FIN | 1,040 | 1964 | 160.04    | 166,444 | CONDITION ELEM | CD      |            |           |      |    |
| \$NLA(RCN) | \$216 | OVERALL    | 1.000 | EXT COVER       | 4  | VINYL          | 1.00 | + | BAS | L | BASE AREA       | 1,100 | 1964 | 232.03    | 255,231 | EXTERIOR       | A       |            |           |      |    |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | WDK | N | WOOD DECK       | 596   |      | 42.24     | 25,175  | INTERIOR       | G       |            |           |      |    |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   | KITCHEN        | V       |            |           |      |    |
|            |       |            |       | FLOOR COVER     | 34 | COMB           | 1.00 |   | GEN | O | GENERATOR       | 1     |      | 0.00      |         | BATHS          | V       |            |           |      |    |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | U       |            |           |      |    |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 |   |     |   |                 |       |      |           |         | ELECT          | A       |            |           |      |    |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |           |      |    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2000 / 22 |      |    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 21 21 %   |      |    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0         |      |    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0         |      |    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 21        | % GD | 79 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$364,600 |      |    |