

Key: 3829

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.647

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| CROKE BRIAN & LAINIE PERL TRS 13 STANDISH AV SCITUATE, MA 02066 | | | | 34-13-9-0 | | | | 13 STANDISH AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| CROKE BRIAN & LAINIE PERL | | | | 09/30/2022 | F | 1 | 57290-344 | | | | |
| CROKE BRIAN & CAPODANNO BRIAN & LAINIE | | | | 08/23/2017 | F | 1 | 48832-326 | | | | |
| | | | | 04/09/2015 | QS | 405,000 | 45418-49 | | | | |

| 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 % |
| 19-600 | 08/19/2019 | 3 | ALTERATIONS | 20,000 | 06/24/2020 | JD | 100 100 |
| 18-445 | 07/12/2018 | 3 | ALTERATIONS | 36,000 | 07/25/2019 | JD | 100 100 |
| 88-218 | 05/01/1988 | 3 | ALTERATIONS | | | | 100 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|----------|----------|----------|------|----------|-----|------|------------|-----------|
| 100 | S | 5,275 | OS 1.00 | 100 1.00 | 100 1.00 | 440,000 | 6.57 | 100 1.00 | R08 | 1.00 | | 350,260 |

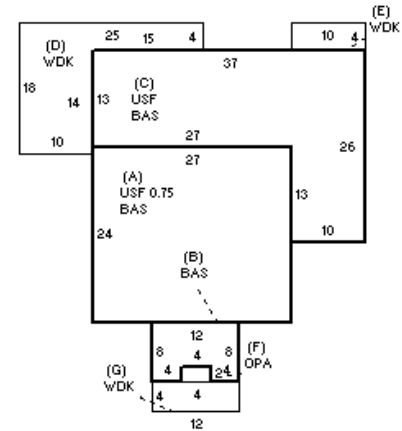
| TOTAL | 5,275 SF | ZONING | FRNT | 58 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh | OCEANSIDE | NOTE | | | LAND | 350,300 | 318,400 |
| Inf1 | FACTOR 100 | | BUILDING | 371,600 | 330,500 | | |
| Inf2 | PHY 100 | | DETACHED | 6,000 | 5,600 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 727,900 | 654,500 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|-------|
| HTB | A | 1.00 | 10 0.90 HOT TUB | | 1 | 5,181.80 | 4,700 |
| SHF | A | 1.00 | 30 0.70 17 X 8 | | 136 | 13.44 | 1,300 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 7/25/2019 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/25/2019 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 6/24/2020 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1947 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 530,788 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,444 | DETAIL ADJ | 1.122 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 1,347 | 1947 | 218.54 | 294,376 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$217 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,097 | 1947 | 198.74 | 218,019 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 328 | | 38.40 | 12,595 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | F | OPA | N | OPEN PORCH | 8 | | 51.50 | 412 | KITCHEN | G | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | | BATHS | A | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | A | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1973 / 49 |
| | | | | | | | | | | | | | | | | | | COND | 30 30% |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$371,600 |