

Key: 3863

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.682

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HERSON ELIZABETH & HOLDEN JONATHAN B 22 FOURTH AV SCITUATE, MA 02066				34-7-5-0				22 FOURTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HERSON ELIZABETH & GUYETTE KEITH & ASPASIA				07/30/2020	U	610,000	(130504)				
HUTCHINSON J & MOORE M				08/31/2005	QS	508,000	(107881)				
				07/20/2004	A	1	(105735)				

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	%
21-1232	09/03/2021	3	ALTERATIONS	35,000	07/05/2022	JD	100	100
20-465	08/04/2020	3	ALTERATIONS	19,800	07/14/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	528,000	3.58	100	1.00	WV3	1.20	433,430

TOTAL	10,019 SF	ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	433,400	394,000		
Inf1	FACTOR 100		BUILDING	341,900	304,100		
Inf2	PHY 100		DETACHED	9,200	8,800		
			OTHER	0	0		
			TOTAL	784,500	706,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70	20 X 12	240	54.75	9,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/5/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,482	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		56.04	43,707
\$NLA(RCN)	\$350	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	780	1925	288.93	225,366
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1925	262.75	184,451
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	240		99.22	23,813
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	622		42.24	26,274
				INT FINISH	1	PLASTER	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	518,059
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$341,900

