

Key: 3865

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.684

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
BERTON JOHN E & LAURA S 16 FOURTH AV SCITUATE, MA 02066		34-7-7-0		16 FOURTH AV	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BERTON JOHN E & LAURA S		01/15/2002	QS	280,000	(100618)
SWANTON DENNIS J AND EILE		01/17/1997	QS	160,000	(C00090876)
LINNEHAN JOAN		08/26/1993	QS	132,000	(C00085111)

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 %
23-0661	07/31/2023	2	ADDITIONS	68,000			0 0
15-598	09/14/2015	3	ALTERATIONS	25,000	07/08/2016	SJ	100 0
12-633	10/25/2012	2	ADDITIONS	51,500	07/13/2013	SJ	100 100
12-633	10/25/2012	2	ADDITIONS	51,500	07/02/2014	ROM	100 100
		6	CYCL GROWTH		10/14/2009	PL	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000 OS	1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R08 1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	229,400	204,000		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	579,500	522,300		

DETACHED

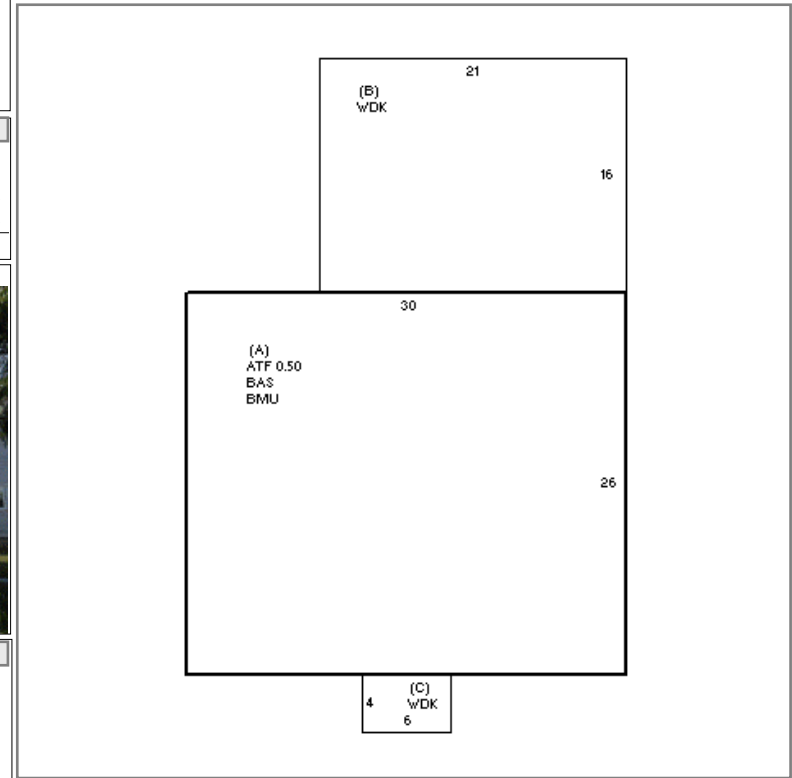
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70			50	17.03	600



BLDG COMMENTS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/2/2014	ROM
MODEL	1		RESIDENTIAL	LIST	7/2/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/3/2014	ROM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,170	DETAIL ADJ	1.100
\$NLA(RCN)	\$276	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,640
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		50.94	39,734
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	780	1950	250.66	195,517
ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	390	1950	161.96	63,163
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	360		38.40	13,824
FLOOR COVER	14	COMB	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	323,117
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1975 / 47
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$229,400