

Key: 3870

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.690

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ADLER ISRAEL & SOBOL NICHOLAS 4 FOURTH AV SCITUATE, MA 02066				34-7-12-0				4 FOURTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ADLER ISRAEL & SOBOL NICH				05/12/2021	QS	576,000		(131979)			
LANZA STEPHEN J. JOSEPH				06/08/2000	F	1		(97546)			
LANZA JAMES AND LORETTA M				05/04/1998	XX			(C00093260)			

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 %
		7	OTHERS		07/19/2021	JD	100 100
		6	CYCL GROWTH				100 100

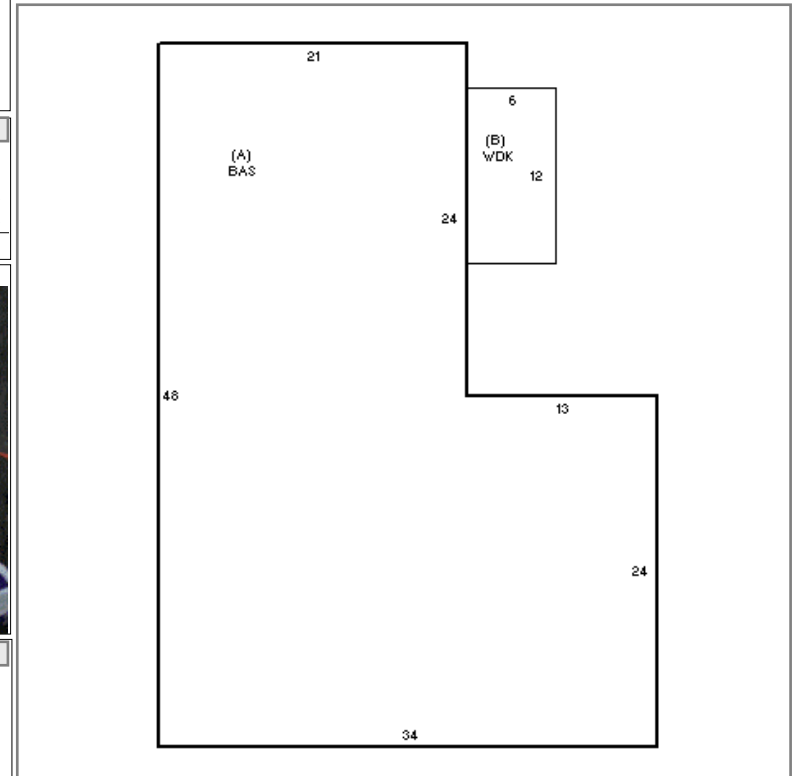
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R08	1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,500	317,700
Infl1	FACTOR 100		BUILDING	176,300	156,800		
Infl2	PHY 100		DETACHED	1,400	1,300		
			OTHER	0	0		
			TOTAL	527,200	475,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10 X 8		80	15.97	600
SHF	A	1.00	30 0.70 8 X 8		64	17.03	800



BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/5/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	0.875
\$NLA(RCN)	\$202	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,100	
# 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	BAS	L	BASE AREA	1,320	1950	193.12	254,917
EXT COVER	4	VINYL	1.00	B	WDK	N	WOOD DECK	72		38.40	2,765
ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
ROOF COVER	1	ASPH SHINGLES	1.00								
FLOOR COVER	14	COMB	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	267,063
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	\$176,300