

Key: 3874

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.694

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BACHELDER KEVIN R & SUSAN M 9 FOURTH AVENUE SCITUATE, MA 02066				34-8-3-A				9 FOURTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BACHELDER KEVIN R & SUSAN				06/01/1995	QS	170,000	(88084)				
OSWALD BARBARA A				01/01/1975	XX		53493-0				
MALLEY WILLIAM T & LARAIN				01/01/1973	XX		(C00049547)				

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	%
20-329	06/15/2020	3	ALTERATIONS	2,000	09/15/2020	JD	100	100
19-848	11/14/2019	3	ALTERATIONS	26,400	09/15/2020	JD	100	100
16-697	11/09/2016	3	ALTERATIONS	20,000	07/12/2017	SJ	100	100
		6	CYCL GROWTH		10/14/2009	PL	100	100

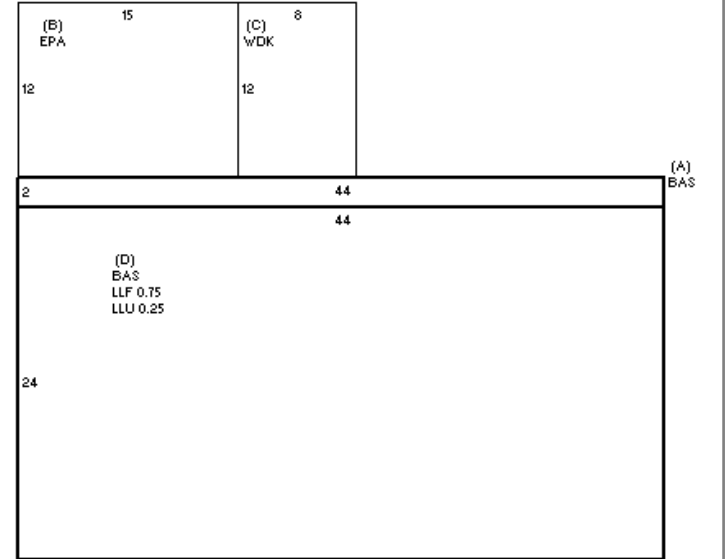
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R08 1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Infl1	FACTOR 100		BUILDING	300,900	271,200		
Infl2	PHY 100		DETACHED	6,200	5,600		
			OTHER	0	0		
			TOTAL	668,300	605,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200
S/V	A	1.00	10 0.90	ABV GPOOL 24	2020	5,000	1.10
							5,000



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/14/2009	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/15/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972 <th>SIZE ADJ</th> <td>1.000 </td>	SIZE ADJ	1.000
NET AREA	1,936 <th>DETAIL ADJ</th> <td>1.020 </td>	DETAIL ADJ	1.020
\$NLA(RCN)	\$202	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,080
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,144	1972	202.12	231,220
B	EPA	N	ENCLOSED PORCH	180		90.20	16,236
C	WDK	N	WOOD DECK	96		38.40	3,686
D	LLU	N	LOWER LEVEL UNF	264		58.68	15,491
D	LLF	L	LOWER LEVEL FIN	792	1972	139.41	110,412
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369

TOTAL RCN	390,733
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1994 / 28
COND	24 24 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$300,900