

Key: 3899

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.718

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONDERO HAROLD F TR 17 SECOND AV SCITUATE, MA 02066				34-10-15-F				17 SECOND AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONDERO HAROLD F TR				12/09/2022	F	10	(134829)				
DONDERO HAROLD F				08/13/2004	QS	481,000	(105897)				
WINSLOW JOSIAH K & ALISON				10/09/2001	QS	335,000	(100060)				

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	%
14-242	05/09/2014	3	ALTERATIONS	48,630,000	07/02/2014	ROM	100	100
08-595	11/21/2008	3	ALTERATIONS	10,000	07/22/2009	SJ	100	100

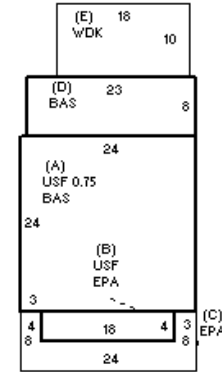
LAND

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	528,000	3.58	100	1.00	WV3 1.20	433,430

TOTAL	10,000 SF	ZONING		FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	433,400	394,000		
Infl1	FACTOR 100		BUILDING	260,100	231,500			
Infl2	PHY 100		DETACHED	5,200	4,900			
			OTHER	0	0			
				TOTAL	698,700	630,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		324	53.13	5,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2009	SJ
MODEL	1		RESIDENTIAL	LIST	7/22/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/3/2014	ROM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- CAPE TO CONV

G

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	382,472			
NET AREA	1,264	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	760	1930	279.68	212,553	CONDITION ELEM	CD			
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	504	1930	254.33	128,184	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	192		99.22	19,050	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	WDK	N	WOOD DECK	180		42.24	7,603	KITCHEN	G			
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	G			
				INT FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A			
				FUEL SOURCE	99	N/A	1.00													
																	EFF.YR/AGE	1971 / 51		
																	COND	32 32 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	32	% GD	68
																	RCNLD	\$260,100		