

Key: 3903

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.722

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROSEN MATTHEW A & AMANDA S/O BRODERICK DANIEL J & ROSE 20 FIRST AV SCITUATE, MA 02066				34-10-4-0				20 FIRST AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRODERICK DANIEL J & ROSE				06/16/2023	QS	700,000	(135514)				
ROSEN MATTHEW A & AMANDA				11/05/2015	H	332,000	(122658)				
ONEIL PATRICIA				01/01/1963	QS		(32911)				

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 %
21-64	01/26/2023	3	ALTERATIONS	31,100	07/18/2023	JD	80 80
21-64	01/26/2021	3	ALTERATIONS	31,100	07/17/2021	JD	100 50
21-64	01/26/2021	3	ALTERATIONS	31,100	07/05/2022	JD	100 0
16-714	11/15/2016	3	ALTERATIONS	8,000	07/12/2017	SJ	100 100
16-606	10/11/2016	3	ALTERATIONS		07/12/2017	SJ	100 100

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	440,000	6.92	100	1.00	R08	1.00	349,460

TOTAL	5,000 SF	ZONING		FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700			
Inf1	FACTOR 100		BUILDING	246,100	211,000			
Inf2	PHY 100		DETACHED	2,400	2,200			
			OTHER	0	0			
			TOTAL	598,000	530,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 8 X 10		80	15.97	300
SHF	G	1.20	10 0.90 8 X 18		144	15.88	2,100



BLDG COMMENTS	MLS
---------------	-----

BUILDING	CD	ADJ	DESC	MEASURE	7/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/17/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/15/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,264	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	224		45.72	10,241	
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	896		64.18	57,508	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,264	1961	195.15	246,667
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	20		51.50		1,030	
ROOMS	5	1.00	FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	200		38.40		7,680	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	F	ENT	N	ENCLOSED ENTRY	20		97.70		1,954	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	F	FPL	O	FIREPLACE	1		7,813.00		7,813	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	6	\$4,200														
# UNITS	1	1.00														

TOTAL RCN	337,093
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1991 / 31
COND	25 25 %
FUNC	3 uc
ECON	0
DEPR	27 % GD 73
RCNLD	\$246,100

