Key: 3912

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,731

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONNOLLY KRISTEN MULLIN & **CONNOLLY ROBERT** **17 FIRST AV** **SCITUATE, MA 02066**	**34-11-6-0**	**17 FIRST AV**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONNOLLY KRISTEN MULLIN &	07/12/2019	O	427,000	(128816)
BARTOLONI ANNE MARIE	08/27/1985	QS		(71895)
BARTOLONI PAUL AND ANNE	01/01/1971	XX		(C00045543)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

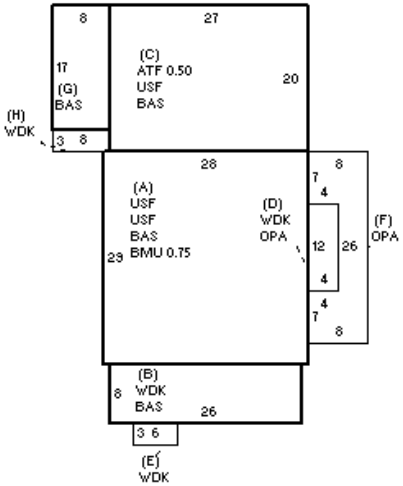
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-540	05/25/2021	2	ADDITIONS	90,400	07/13/2021	JD	100	50
21-540	05/25/2021	2	ADDITIONS	90,400	04/25/2022	JD	100	100
19-885	12/02/2019	2	ADDITIONS	168,000	06/17/2020	JD	100	90
19-885	12/02/2019	2	ADDITIONS	168,000	04/25/2022	JD	100	100
19-572	08/08/2019	4	DEMO	1,000	06/17/2020	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	OS 1.00	100 1.00	100 1.00	440,000	2.44	100 1.00	R08 1.00			370,050

TOTAL	15,000 SF	ZONING		FRNT	158
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	370,100	336,400
BUILDING	1,043,200	928,200
DETACHED	8,400	8,000
OTHER	0	0
TOTAL	**1,421,700**	**1,272,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	60 0.40	21X21		441	47.74	8,400

PHOTO 04/25/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/17/2020	JD
LIST	6/17/2020	EST
REVIEW	4/25/2022	JD

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	4,130	DETAIL ADJ	1.248
$NLA(RCN)	$253	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	3	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$12,080
# 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	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	609		61.36	37,369
A	BAS	L	BASE AREA	812	1920	250.32	203,259
A	USF	L	UPPER STORY FIN	812	1920	227.64	184,843
A	USF	L	UPPER STORY FIN	812	2020	227.64	184,843
B	BAS	L	BASE AREA	208	2020	250.32	52,066
+	BAS	L	BASE AREA	676	2021	250.32	169,215
C	USF	L	UPPER STORY FIN	540	2021	227.64	122,925
C	ATF	L	ATTIC FINISH	270	2021	161.73	43,668
+	OPA	N	OPEN PORCH	208		56.65	11,783
+	WDK	N	WOOD DECK	298		42.24	12,587
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	1,043,233

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2022 / 0		
COND	0 0 %		
FUNC	0		
ECON	0		
DEPR	0	% GD	100
RCNLD	$1,043,200		