

Key: 3913

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.732

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COLAMECO JAY B & HOPKINS ISABELL M 15 TORREY'S LN SCITUATE, MA 02066				34-11-8-0				23 FIRST AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COLAMECO JAY B & COLAMECO JAY B				08/15/2012	F	100 (117885)					
CARSON DAVID C				07/08/1985	QS	172,500 (71599)					
				01/01/1977	XX	C00056785					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0666	08/01/2023	3	ALTERATIONS	11,000				0
		3	ALTERATIONS		06/05/2005	SJ	100	100
04-107	03/04/2004	3	ALTERATIONS	30,000	07/26/2004	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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	433,430

TOTAL	10,000 SF	ZONING	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	C/W 7		LAND	433,400	394,000
Inf1	FACTOR 100		LAND	483,000	446,200		
Inf2	PHY 100		BUILDING	500	500		
			OTHER	0	0		
					TOTAL	916,900	840,700

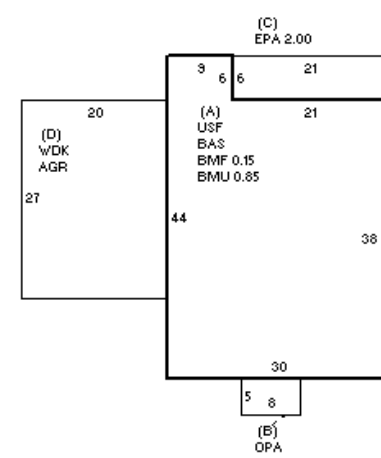
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V	1.50	10 0.90		40	14.22	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2001	RD
MODEL	1		RESIDENTIAL	LIST	9/24/2001	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	652,640
NET AREA	2,388	DETAIL ADJ	1.019	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,015		49.46	50,201		
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	7	STUCCO	0.98	A	BMF	N	BSMT FINISH-SEP	179		69.43	12,428		
				ROOF SHAPE	2	HIP	1.00	A	BAS	L	BASE AREA	1,194	1951	219.04	261,531		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,194	1951	199.19	237,833		
				FLOOR COVER	14	COMB	1.00	B	OPA	N	OPEN PORCH	40		56.65	2,266		
				INT FINISH	1	PLASTER	1.00	C	EPA	N	ENCLOSED PORCH	252		99.22	25,003		
				HEATING/COOLING	2	HOT WATER	1.02	D	AGR	N	ATT GARAGE	540		47.59	25,698		
				FUEL SOURCE	99	N/A	1.00	D	WDK	N	WOOD DECK	540		42.24	22,810		
								D	FPL	O	FIREPLACE	1		8,594.30	8,594		



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74

RCNLD	\$483,000
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