

Key: 3956

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.774

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
CIL REALTY OF MASS INC 157 CHARTER OAK AVE HARTFORD, CT 06106				38-2-20-0				31 LAWSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CIL REALTY OF MASS INC				07/09/2015	U	240,000	45774-166				
SOUTH SHORE BUILDERS, LLC				11/02/2005	G	600,000	31662-3				
MULLER JEANNETTE				07/29/1999	F	-10	17714-80				

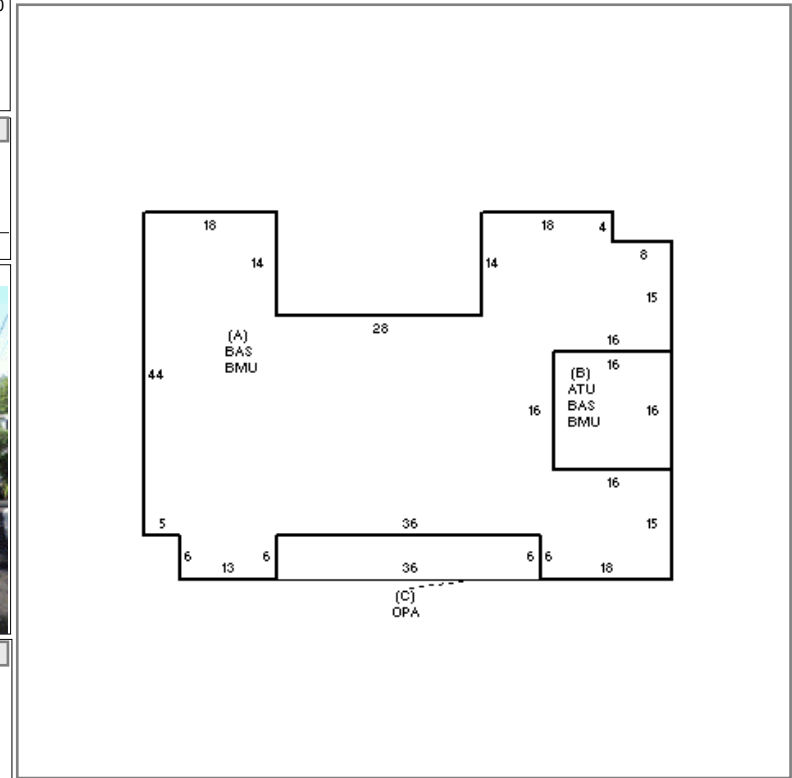
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9570	100	CHAR SERVICES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-464	07/24/2015	7	OTHERS		03/10/2016	SJ	100	100
10-198	05/17/2010	1	NEW CONST	640,000	05/18/2016	SJ	100	100
		3	ALTERATIONS	23,000	08/04/2010	SJ	100	100
		5	SPLIT/SUB/LA		05/04/2009	SJ	100	100

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.129	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	2,300

TOTAL	1.047 Acres	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E	...comb. with 38-2-18		LAND	365,900	351,300
Inf1	FACTOR 100		BUILDING	645,200	580,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>1,011,100</b>	<b>931,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2016	SJ
MODEL	1		RESIDENTIAL	LIST	5/18/2016	EST
STYLE	1	0.85	RANCH [100%]	REVIEW		
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	686,421	
NET AREA	2,930	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,930		42.10	123,341	CONDITION ELEM	CD	
\$NLA(RCN)	\$234	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	2,930	2016	182.61	535,035	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	ATU	N	ATTIC UNF	256		40.70	10,419	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	216		56.65	12,236	KITCHEN		
				FLOOR COVER	12	COMB	1.00									BATHS		
				INT FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT		
				FUEL SOURCE	2	GAS	1.00											
																	EFF.YR/AGE	2016 / 6
																	COND	6 6 %
																	FUNC	0
																	ECON	0
																	DEPR	6 % GD 94
																	RCNLD	\$645,200