

Key: 4048

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.866

LEGAL

LAND

DETACHED

BUILDING

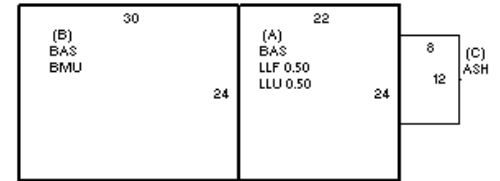
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------------|--|--------------|--|--|--|
| SILVIA DANA J & ANNE 5 HAWLEY ROAD SCITUATE, MA 02066 | | | | 38-7-9-0 | | | | 21 LEE AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| SILVIA DANA J & ANNE | | | | 12/03/2019 | O | 375,000 (129533) | | | | | |
| FINN SHAWN T & KAILA A | | | | 12/22/2011 | QS | 295,000 (116882) | | | | | |
| KNOX VIRGINIA M | | | | 01/01/1962 | QS | 303,311 (30331) | | | | | |

| 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 | % |
| 19-431 | 06/07/2019 | 3 | ALTERATIONS | 4,000 | 07/06/2020 | JD | 100 | 99 |
| 19-431 | 06/07/2019 | 3 | ALTERATIONS | 4,000 | 03/11/2021 | JD | 100 | 100 |
| 88-242 | 05/01/1988 | 2 | ADDITIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 17,788 | SC 1.00 | 100 | 1.00 | 396,000 | 2.08 | 100 | 1.00 | R03 | 0.90 | 336,990 |

| | | | | | | | |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 17,788 SF | ZONING | FRNT | 118 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | SCITUATE | NOTE | LAND | 337,000 | 323,400 | | |
| Inf1 | FACTOR 100 | | BUILDING | 230,500 | 205,000 | | |
| Inf2 | PHY 100 | | DETACHED | 200 | 200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 567,700 | 528,600 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 70 0.30 8 X 4 | | 32 | 17.03 | 200 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 7/6/2020 | JD |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/6/2020 | EST |
| STYLE | 3 | 1.00 | SPLIT LEVEL [100%] | REVIEW | 3/11/2021 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1957 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 360,168 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,512 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 264 | | 59.85 | 15,801 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$238 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | LLF | L | LOWER LEVEL FIN | 264 | 1957 | 142.20 | 37,541 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,248 | 1957 | 206.16 | 257,291 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | BMU | N | BSMT UNFINISHED | 720 | | 52.37 | 37,708 | KITCHEN | A |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | C | ASH | N | ATT SHED | 96 | | 22.35 | 2,146 | BATHS | A |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 | HEAT | A |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1968 / 54 |
| | | | | | | | | | | | | | | | | COND | 36 36 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 36 % GD 64 |
| | | | | | | | | | | | | | | | | RCNLD | \$230,500 |