

Key: 4066

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.884

LEGAL

LAND

DETACHED

BUILDING

INDING

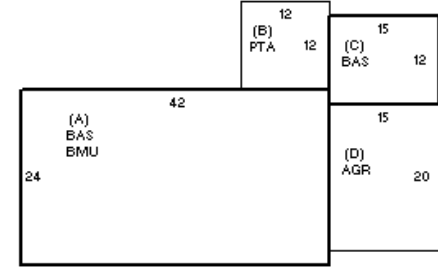
CURRENT OWNER				PARCEL ID				LOCATION			
PREVITE PAUL R 56 JAMES WAY SCITUATE, MA 02066				38-6-2-0				56 JAMES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PREVITE PAUL R				11/15/2021	U	450,000 (133020)					
HARRIS DOROTHY D.				02/17/2021	F	10 (57253)					
HARRIS DOROTHY & BARBARA				01/10/1995	F	10 (57253)					

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	%
11-270	05/24/2011	3	ALTERATIONS	20,450	07/13/2011	SJ	100	100
		7	OTHERS				0	0

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,373	SC 1.00	100	1.00	100	1.00	396,000	1.93	100	1.00	R03 0.90	339,130

TOTAL	19,373 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	339,100	325,400
Infl1	FACTOR 100		BUILDING	154,000	136,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	493,100	462,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2022	JM
MODEL	1		RESIDENTIAL	LIST	1/25/2022	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,188	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		47.03	47,402
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	PTA	N	PATIO	144		14.90	2,146
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,188	1956	196.65	233,625
				ROOF COVER	1	ASPH SHINGLES	1.00	D	AGR	N	ATT GARAGE	300		51.46	15,439
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	307,974
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	A
EFF.YR/AGE	1959 / 63
COND	50 50 %
FUNC	0
ECON	0
DEPR	50 % GD 50
RCNLD	\$154,000