

Key: 4082

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.901

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
DONOVAN MICHAEL J 13 CLIFTON AV SCITUATE, MA 02066				38-7-21-0				13 CLIFTON AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONOVAN MICHAEL J				03/28/2014	QS	475,000	(120228)				
POWERS WM A & ELIZABETH M				06/03/1996	QS	225,000	(89688)				
PIPES CARL E & JEAN L				01/01/1963	XX		32136-0				

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	%
15-833	08/09/2015	3	ALTERATIONS	25,000	07/07/2016	SJ	100	100
	12/21/2003	3	ALTERATIONS			PJB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,422	SC	1.00	100	1.00	100	1.00	R03	0.90		332,190

TOTAL	14,422 SF	ZONING		FRNT	92	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	332,200	318,800		
Inf1	FACTOR 100		BUILDING	354,000	328,600			
Inf2	PHY 100		DETACHED	14,400	13,800			
			OTHER	0	0			
			TOTAL	700,600	661,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 26 X 24	1960	624	43.36	13,500
SHF	A	1.00	30 0.70 8X10		80	15.97	900



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	491,670
NET AREA	2,204	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	562		49.26	27,682	CONDITION ELEM	CD
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	302		69.15	20,882	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	864	1954	180.20	155,691	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,340	1954	198.15	265,524	KITCHEN	G
				FLOOR COVER	14	COMB	1.00	C	PTA	N	PATIO	504		14.90	7,510	BATHS	G
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 10P	1		8,239.00	8,239	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00		ODS	O	OUT DOOR SHOWER	1		1,342.00	1,342	ELECT	A
				FUEL SOURCE	1	OIL	1.00										

(C) 42
PTA

(B) 34
BAS

(A) 36
USF
BAS
BMF 0.35
BMU 0.65

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$354,000