

Key: 4087

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.906

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| SLISHMAN STEVEN G TR & SUSAN F TR 46 THOMAS AV SCITUATE, MA 02066 | | | | 38-7-26-0 | | | | 46 THOMAS AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SLISHMAN STEVEN G TR & SLISHMAN STEVEN G & SUSAN | | | | 08/30/2021 | F | 10 | (132590) | | | | |
| WEBSTER GEORGE L & ELIZAB | | | | 12/10/1998 | QS | 172,000 | (94601) | | | | |
| | | | | 10/03/1979 | XX | | (C00062636) | | | | |

| 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 | % |
| 05-215 | | 2 | ADDITIONS | | 07/26/2006 | SJ | 100 | 0 |
| 02-123 | 05/06/2005 | 7 | OTHERS | | 07/26/2006 | | 100 | 100 |
| | 03/07/2002 | 2 | ADDITIONS | 117,000 | 06/22/2005 | SJ | 100 | 100 |
| | | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 2 | ADDITIONS | | | | 100 | 0 |

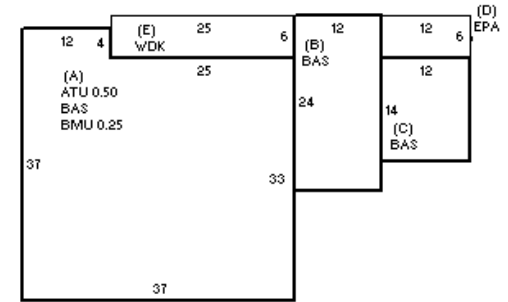
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 20,137 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R03 | 0.90 | | 340,150 |

| TOTAL | 20,137 SF | ZONING | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|--------------|----------------|----------------|----------|
| Ngh | SCITUATE | NOTE | LAND | 340,200 | 326,400 | | |
| Inf1 | FACTOR 100 | | BUILDING | 261,000 | 235,400 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | TOTAL | 601,200 | 561,800 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/21/2010 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/21/2010 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 4/5/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1952 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 378,234 |
|--------------|-------|------------|---------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 1,725 | DETAIL ADJ | 0.875 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 317 | | 63.15 | 20,019 | | |
| \$NLA(RCN) | \$219 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | ATU | N | ATTIC UNF | 635 | | 37.00 | 23,495 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,725 | 1952 | 181.50 | 313,085 | | |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | D | EPA | N | ENCLOSED PORCH | 72 | | 90.19 | 6,494 | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | E | WDC | N | WOOD DECK | 150 | | 38.40 | 5,760 | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | |
| STORIES | | 1.5 | 1.00 | | | | | | | | | | | | | | |
| ROOMS | | 8 | 1.00 | | | | | | | | | | | | | | |
| BEDROOMS | | 4 | 1.00 | | | | | | | | | | | | | | |
| BATHROOMS | | 1 | 1.00 | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 0 | 1.00 | | | | | | | | | | | | | | |
| TOT FIXTURES | | 3 | \$2,100 | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | CONDITION ELEM | CD |
| | | | | | | | | | | | | | | | | EXTERIOR | |
| | | | | | | | | | | | | | | | | INTERIOR | |
| | | | | | | | | | | | | | | | | KITCHEN | |
| | | | | | | | | | | | | | | | | BATHS | |
| | | | | | | | | | | | | | | | | HEAT | |
| | | | | | | | | | | | | | | | | ELECT | |
| | | | | | | | | | | | | | | | | EFF.YR/AGE | 1972 / 50 |
| | | | | | | | | | | | | | | | | COND | 31 31 % |
| | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | DEPR | 31 % GD 69 |
| | | | | | | | | | | | | | | | | RCNLD | \$261,000 |