

Key: 4092

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.910

LEGALS

LAND

DETACHED

BUILDING

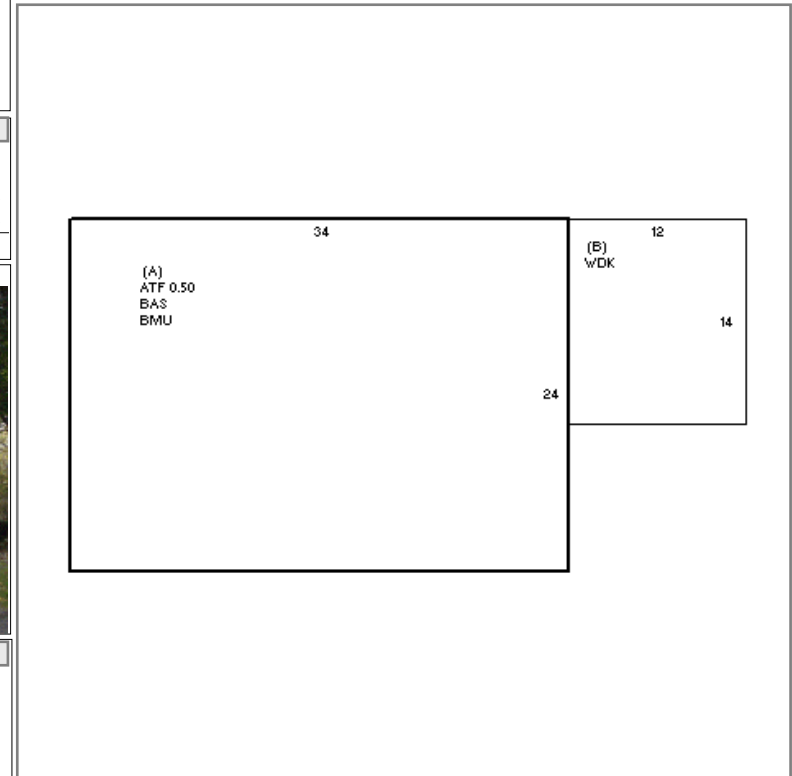
CURRENT OWNER				PARCEL ID				LOCATION			
BLANCHARD HAROLD E TR & BARBARA J TR 26 THOMAS AV SCITUATE, MA 02066				38-7-31-0				26 THOMAS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLANCHARD HAROLD E TR & BLANCHARD HAROLD JR ETAL				03/24/2015	F		1 (121638)				
				02/03/1998	F		1 (92812)				
				10/25/1988	XX		1 77732-0				

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	%
06-329		3	ALTERATIONS	11,844	06/25/2007	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,091	SC 1.00	100	1.00	356,400	2.29	90	0.90	R03	0.90	301,160

TOTAL	16,091 SF	ZONING	FRNT	270	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE INFL3=COMMUTER RAIL	LAND	301,200	289,000		
Infl1	FACTOR 100		BUILDING	222,700	201,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		523,900	490,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/12/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/12/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	322,804		
NET AREA	1,224	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949	CONDITION ELEM	CD		
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	816	1952	252.60	206,122	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	408	1952	163.21	66,589	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	168		38.40	6,451	KITCHEN			
				FLOOR COVER	14	COMB	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1972 / 50
STORIES		1.5	1.00															COND	31 31 %
ROOMS		6	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	31 % GD 69
# 1/2 BATHS		0	1.00															RCNLD	\$222,700
TOT FIXTURES		3	\$2,693																
# UNITS		1	1.00																