

Key: 4093

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.911

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON STEPHEN M 22 THOMAS AV SCITUATE, MA 02066				38-7-32-0				22 THOMAS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON STEPHEN M				03/10/2020	F	10	(129934)				
JOHNSON DAVID W TR &				03/04/2013	F	1	(118685)				
JOHNSON L M & DONNA				01/01/1973	QS		(49827)				

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	%
20-13	01/07/2020	3	ALTERATIONS	28,500	07/06/2020	JD	100	100
18-808	11/16/2018	3	ALTERATIONS		07/31/2019	JD	100	100
88-3	01/01/1988	2	ADDITIONS				100	100

LAND

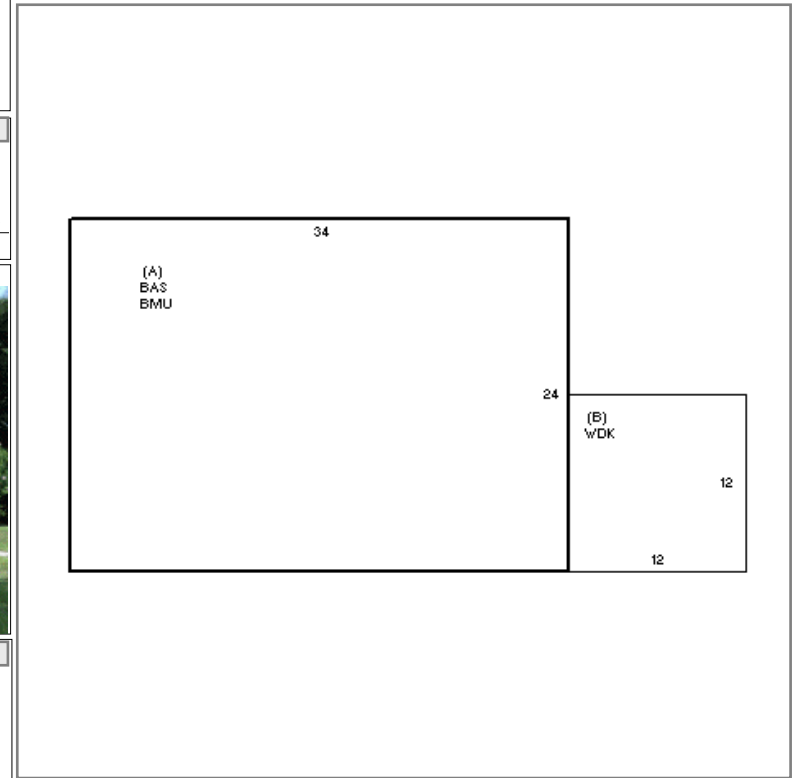
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,084	SC	1.00	100	1.00	100	1.00	R03	0.90		334,610

DETAILED

TOTAL	16,084 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	334,600	321,100		
Inf1	FACTOR 100		BUILDING	173,200	154,000		
Inf2	PHY 100		DETACHED	19,300	18,400		
			OTHER	0	0		
			<b>TOTAL</b>	<b>527,100</b>	<b>493,500</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 27 X 22	1988	594	43.93	18,300
SHF	A	1.00	30 0.70 12 X 8		96	14.95	1,000

PHOTO 07/31/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/31/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/31/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/6/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	240,558
NET AREA	816	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949		
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	816	1950	225.67	184,144		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	144		38.40	5,530		
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
ROOMS	5		1.00	FLOOR COVER	14	COMB	1.00										
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00										
BATHROOMS	1		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04										
# 1/2 BATHS	0		1.00	FUEL SOURCE	1	OIL	1.00										
TOT FIXTURES	3		\$2,122														
# UNITS	1		1.00														

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$173,200