

Key: 4095

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.913

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CONNOLLY DAVID J & SANDRA R 16 THOMAS AVENUE SCITUATE, MA 02066				38-7-34-0				16 THOMAS AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CONNOLLY DAVID J & SANDRA				09/07/2001	QS	345,000 (99915)					
LIBBY THOMAS J & TRACEE L				12/11/1996	QS	147,000 90687-					
ADAMS DANIEL J & JENNIFER				02/26/1993	QS	87,500 (C00084267)					

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	%
98-389	08/03/1998	2	ADDITIONS				100	100

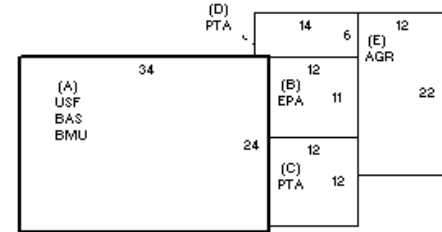
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	SC 1.00	100	1.00	396,000	3.58	100	1.00	R03	0.90	325,070

TOTAL	10,000 SF	ZONING	FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	325,100	311,900
Infl1	FACTOR 100		BUILDING	278,200	261,600		
Infl2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
					TOTAL	603,400	573,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/16/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/16/2010	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%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,632	DETAIL ADJ	1.000
\$NLA(RCN)	\$247	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$5,600	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	816	1950	209.96	171,325
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	816	1950	190.93	155,801
ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	132		90.20	11,906
FLOOR COVER	14	COMB	1.00	+	PTA	N	PATIO	228		14.90	3,397
INT FINISH	1	PLASTER	1.00	E	AGR	N	ATT GARAGE	264		53.94	14,239
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	403,217
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	\$278,200