

Key: 4106

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.924

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CURRENT OWNER				PARCEL ID				LOCATION				
DOMINICI DAVID & JUDITH 28 CLIFTON AV SCITUATE, MA 02066				38-8-8-0				28 CLIFTON AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DOMINICI DAVID & JUDITH				09/06/2013	QS	405,000	(119560)					
HEPBURN MATHEW I & SHARIL				10/26/2010	QS	368,500	(115307)					
COOLIDGE GREGORY T & SHEI				03/21/1986	QS	155,000	(72960)					

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	%
08-003	01/02/2008	3	ALTERATIONS	19,000	07/14/2008	SJ	100	100
99-212	05/13/1999	3	ALTERATIONS				100	100

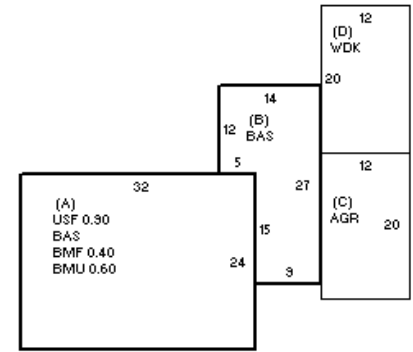
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,184	SC 1.00	100	1.00	396,000	3.22	100	1.00	R03	0.90	327,100

TOTAL	11,195 SF	ZONING	FRNT	216	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	327,100	313,900
Inf1	FACTOR 100		BUILDING	320,000	296,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		647,100	610,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/1/2009	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%]			



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YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	432,474		
NET AREA	1,762	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	461		51.24	23,620	CONDITION ELEM	CD		
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	307		71.93	22,081	EXTERIOR			
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	691	1953	187.87	129,815	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,071	1953	206.58	221,251	KITCHEN			
				FLOOR COVER	14	COMB	1.00	C	AGR	N	ATT GARAGE	240		56.05	13,452	BATHS			
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	240		38.40	9,216	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 1OP	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$320,000