Key: 4115

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,933

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLARK JENNIFER & ROBERT **23 WASHINGTON LANE** **SCITUATE, MA 02066**	**38-11-7-0**	**25 WASHINGTON LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLARK JENNIFER & ROBERT	08/04/1997	QS	164,000	(91840)
AHERNE RICHARD M & ANITA	06/15/1979	QS		(C62037)
PELLEY RICHARD G & BARBAR	01/01/1978	QS		(C58819)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

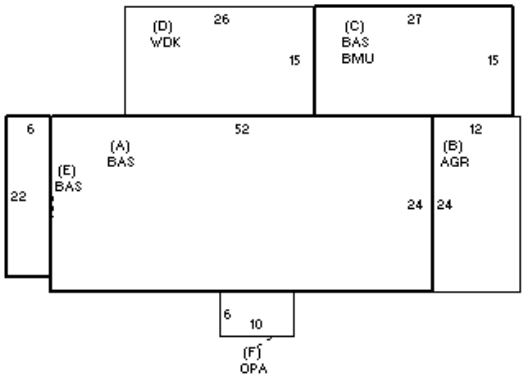
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1168	11/04/2022	3	ALTERATIONS	9,600	07/20/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	SC 1.00	100 1.00	100 1.00	396,000	3.41	100 1.00	R03 0.90			325,950

TOTAL	10,500 SF	ZONING		FRNT	108
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	326,000	312,800
BUILDING	251,600	158,300
DETACHED	0	0
OTHER	0	0
TOTAL	**577,600**	**471,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/20/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2023	JD
LIST	7/20/2023	EST
REVIEW	4/4/2011	ER

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,785	DETAIL ADJ	0.884
$NLA(RCN)	$220	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,122
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,785	1954	182.06	324,979
B	AGR	N	ATT GARAGE	288		52.22	15,038
C	BMU	N	BSMT UNFINISHED	405		63.15	25,576
D	WDK	N	WOOD DECK	390		38.40	14,976
F	OPA	N	OPEN PORCH	60		51.50	3,090
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	393,062

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

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	$251,600