Key: 4140

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,958

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HANNON JOSEPH E & JAMIE LYNN 8 AVA'S LN SCITUATE, MA 02066	39-27-6-0	8 AVA'S LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HANNON JOSEPH E & JAMIE L	10/25/2017	F	860,000	49092-21
HANNON JOSEPH E & JAMIE L	10/17/2017	QS	860,000	49054-197
BRUNDIGE WILLIAM C & NICO	03/05/2010	P	349,000	38300-252

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	%
13-530	08/09/2013	2	ADDITIONS	30,000	07/10/2014	MR	100	100
		1	NEW CONST		05/28/2009	SJ	0	0
08-051	01/02/2008	1	NEW CONST	300,000	06/05/2008	SJ	100	100
08-851	01/02/2008	1	NEW CONST	300,000	05/26/2010	SJ	100	100
08-851	01/02/2008	1	NEW CONST	300,000	07/12/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,142	OS 1.00	100 1.00	100 1.00	528,000	1.86	100 1.00	R05 1.20			453,520

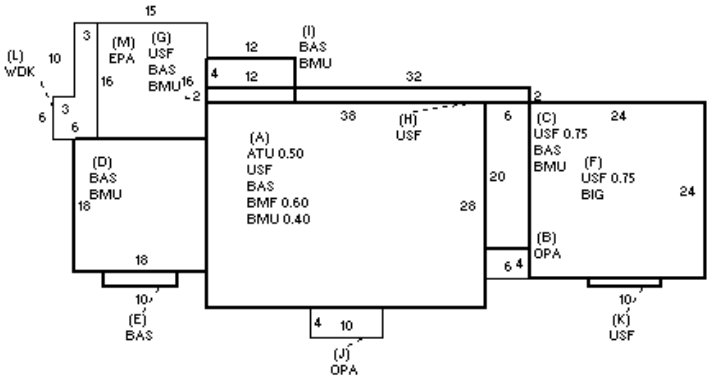
TOTAL	20,142 SF	ZONING		FRNT	0
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	453,500	412,300
BUILDING	816,400	765,100
DETACHED	30,500	29,000
OTHER	0	0
TOTAL	**1,300,400**	**1,206,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90		2010	80	15.97	1,100
IPG	G 1.20	10 0.90	20X40 IRR (E	2013	800	40.77	29,400

PHOTO 02/06/2012



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/26/2010	SJ
LIST	5/26/2010	SJ
REVIEW	7/15/2014	TD

YEAR BLT	2010	SIZE ADJ	1.000
NET AREA	3,284	DETAIL ADJ	1.040
$NLA(RCN)	$283	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	10	$9,984
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	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
+	BMU	N	BSMT UNFINISHED	942		50.67	47,732
A	BMF	N	BSMT FINISH-SEP	638		71.13	45,383
A	ATU	N	ATTIC UNF	532		44.40	23,621
+	OPA	N	OPEN PORCH	64		61.80	3,955
+	BAS	L	BASE AREA	1,600	2010	233.35	373,361
F	BIG	N	BUILT-IN GARAGE	576		53.22	30,655
+	USF	L	UPPER STORY FIN	1,684	2010	212.21	357,358
L	WDK	N	WOOD DECK	66		46.07	3,041
M	EPA	N	ENCLOSED PORCH	240		108.24	25,978
	GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN	927,734
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$816,400