

Key: 4151

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.969

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CURRENT OWNER				PARCEL ID				LOCATION			
STURGEON DAVID JR & KRISTIN 40 CANDLEWOOD DR SCITUATE, MA 02066				39-27-9-C				40 CANDLEWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STURGEON DAVID JR & KRISTIN				05/06/2022	QS	900,000	56778-341				
DONGARA CHARLES T &				12/01/1993	QS	244,000	12448-83				
FLANNERY JOHN P & LYNN G				06/03/1985	XX		6128-129				


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	%
89-35	02/03/1989	7	OTHERS ALTERATIONS		07/25/2023	JD	100	100
		3					100	100

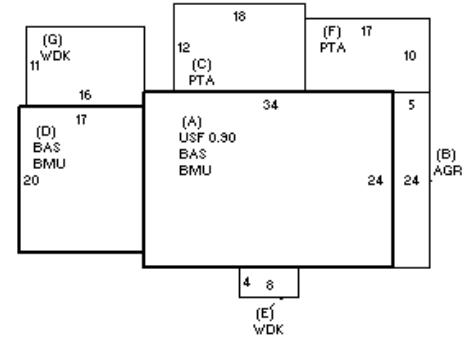
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS 1.00	100	1.00	459,800	1.00	W95 0.95	R04	1.10		422,220
300	A	0.072	OS 1.00	100	1.00	21,780	1.00	100 1.00	R04	1.10		1,570

TOTAL	43,134 SF	ZONING		FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E				LAND 423,800	385,300	
Infl1	FACTOR 100					BUILDING 389,100	329,800	
Infl2	PHY 100					DETACHED 0	0	
						OTHER 0	0	
						<b>TOTAL 812,900</b>	<b>715,100</b>	

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/25/2023
								



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BUILDING	CD	ADJ	DESC	MEASURE	7/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	474,506	
NET AREA	1,890	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,156		45.34	52,415	CONDITION ELEM	CD	
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,156	1984	207.71	240,108	EXTERIOR	G	
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	734	1984	188.89	138,642	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	AGR	N	ATT GARAGE	120		66.15	7,938	KITCHEN	G	
				FLOOR COVER	13	COMB	1.00	+	PTA	N	PATIO	386		14.90	5,751	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	208		38.40	7,987	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,491.00	4,982	ELECT	A	
				FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281			
										MST	O	MAS/METAL STACK	1		2,874.00	2,874		
CAPACITY		UNITS	ADJ															
STORIES		1.9	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		8	\$6,528															
# UNITS		1	1.00															
EFF.YR/AGE		2004 / 18																
COND		17	17 %															
FUNC		0																
ECON		0																
DEPR		18	% GD 82															
RCNLD		\$389,100																