

Key: 4152

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.970

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SERWO GREG A & PATRICE L 34 CANDLEWOOD DR SCITUATE, MA 02066				39-27-9-B				34 CANDLEWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SERWO GREG A & PATRICE L				12/02/2020	QS	775,000	53932-86				
BAST JAMES M & CLARE M				03/15/2002	QS	522,000	21723-45				
CORCORAN PATRICK J & DONN				10/11/1985	XX		6359-341				

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	%
		7	OTHERS		07/27/2021	JD	100	100

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	484,000	1.00	100	1.00	R04	1.10	444,440
300	A	0.122	OS 1.00	100	1.00	21,780	1.00	100	1.00	R04	1.10	2,660

TOTAL	1.040 Acres	ZONING		FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	447,100	406,600		
Infl1	FACTOR 100		BUILDING	412,300	380,800			
Infl2	PHY 100		DETACHED	20,900	19,900			
			OTHER	0	0			
				TOTAL	880,300	807,300		

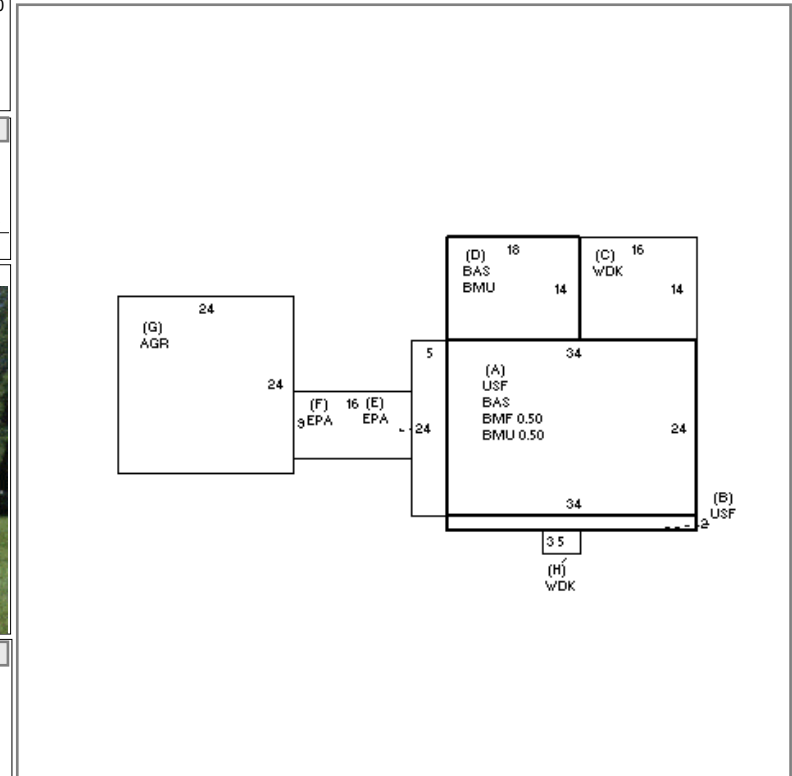
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12 X 8	1988	96	14.95	1,000
IPG	A	1.00	30 0.70 36 X 16	1986	800	33.98	19,000
GZB	A	1.00	60 0.40 8 X 8	1987	64	34.56	900



BLDG COMMENTS

MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/3/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	515,374		
NET AREA	1,952	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	660		46.31	30,565	CONDITION ELEM	CD		
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BMF	N	BSMT FINISH-SEP	408		65.01	26,524	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,068	1985	206.42	220,452	INTERIOR	G	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	884	1985	187.71	165,938	KITCHEN	G			
ROOMS	7	1.00	FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	239		38.40	9,178	BATHS	G			
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	+	EPA	N	ENCLOSED PORCH	264		90.20	23,813	HEAT	A			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	+	G	AGR	N	ATT GARAGE	576		42.64	24,563	ELECT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00			FPL	O	FIREPLACE	1		7,813.00	7,813				
TOT FIXTURES	8	\$6,528																	
# UNITS	1	1.00																	
																EFF.YR/AGE	2002 / 20		
																COND	18 18%		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$412,300		