

Key: 4172

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.990

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
RANAHAH SARAH A & CHRISTOPHER				39-27-35-0				19 CLOVER LN				
19 CLOVER LN				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				RANAHAH SARAH A & CHRISTO				07/30/2012	H	365,000	41723-131	
				BREEN JOAN M				01/01/1966	QS	19,500	3218-35	
				SMITH WILLIAM K & EUPHEMI				01/01/1962	XX		2839-417	

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	%
21-1039	07/19/2021	2	ADDITIONS	17,600	07/14/2022	JD	100	100

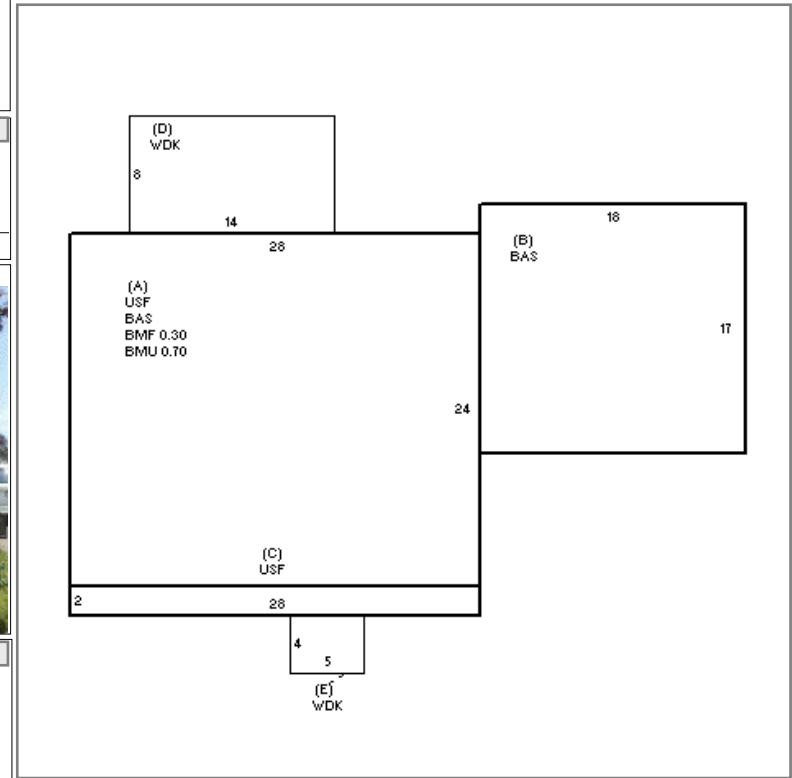
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,004	SC 1.00	100	1.00	396,000	1.87	100	1.00	R04	0.90	339,960

TOTAL	19,994 SF	ZONING	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	288,800	268,200		
Inf2	PHY 100		DETACHED	14,500	13,700		
			OTHER	0	0		
					TOTAL	643,300	608,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	30 0.70		192	14.86	2,000
IPG	G	1.20	10 0.90		189	58.50	10,000
PTD	G	1.20	25 0.75		360	9.17	2,500



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	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	1960	SIZE ADJ	1.000
NET AREA	1,706	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$6,400	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	470		53.72	25,248
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	202		75.41	15,233
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	978	1960	207.85	203,276
ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	728	1960	189.02	137,604
FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	132		38.40	5,069
INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP		1		8,239.00	8,239
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	401,069
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$288,800