

Key: 4179

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.997

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARISTI LYNDA & KENNETH 14 CLOVER LN SCITUATE, MA 02066				39-27-42-0				14 CLOVER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CARISTI LYNDA & KENNETH				01/14/2014	F	1 44001-243					
CARISTI KENNETH				10/31/2012	QS	380,000 42167-348					
FLANAGAN DAVID R & LINDA				11/28/1990	QS	186,000 10049-326					

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 %
21-1356	10/20/2021	3	ALTERATIONS	74,745	07/14/2022	JD	100 100
04-675	11/16/2004	3	ALTERATIONS	24,500	06/20/2005	SJ	100 100
98-339	07/14/1998	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,647	SC	1.00	100	1.00	100	1.00	R04	0.90		342,100

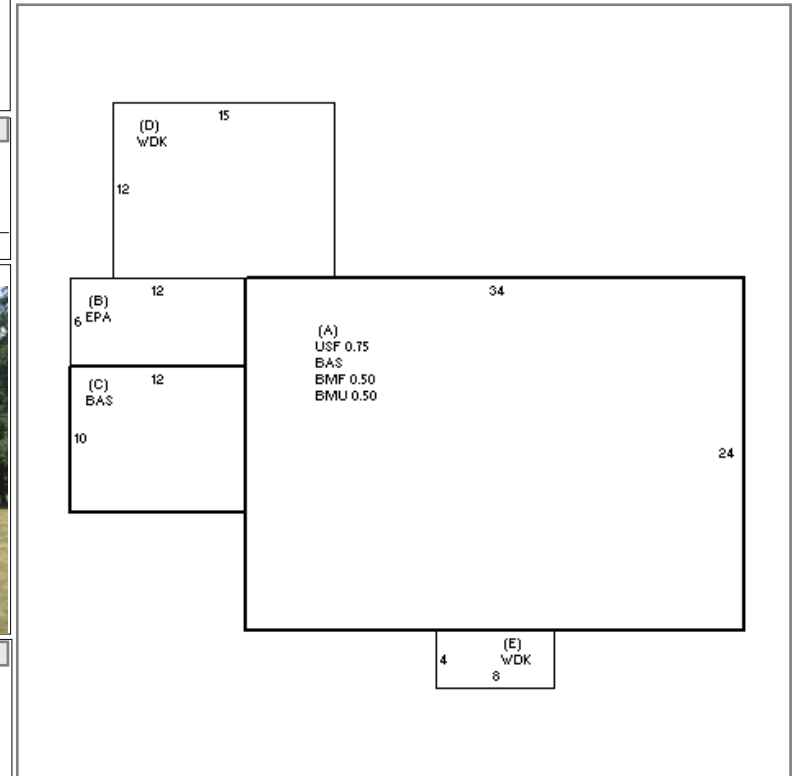
TOTAL	21,649 SF	ZONING	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	342,100	328,300
Inf1	FACTOR 100		BUILDING	306,600	272,800		
Inf2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
					TOTAL	649,600	602,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10		80	15.97	900



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	4	1.10	CAPE [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	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	425.886
NET AREA	1,548	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	408		50.18	20,475	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	408		70.45	28,742	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1960	212.35	129,956	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	72		90.19	6,494	KITCHEN	G
				FLOOR COVER	34	COMB	1.00	+ BAS	L	BASE AREA	936	1960	233.50	218,559	BATHS	G	
				INT FINISH	1	PLASTER	1.00	+ WDK	N	WOOD DECK	212		38.40	8,141	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	A	
				FUEL SOURCE	2	GAS	1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,280
# UNITS	1	1.00

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$306,600