

Key: 4253

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.041

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DAUPHINEE KERRIE M & JONATHAN 28 MAPLE AV SCITUATE, MA 02066				45-7-7-0				28 MAPLE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DAUPHINEE KERRIE M & JONA				07/18/2003	QS	262,500	25837-120				
MURRAY THOMAS F JR & JENN				08/31/2000	QS	192,000	18841-83				
FALLON PAUL M				05/27/1994	L	85,000	12911-326				

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	%
01-604	10/16/2001	7	OTHERS		05/23/2023	JD	100	100
95-450	08/01/1995	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

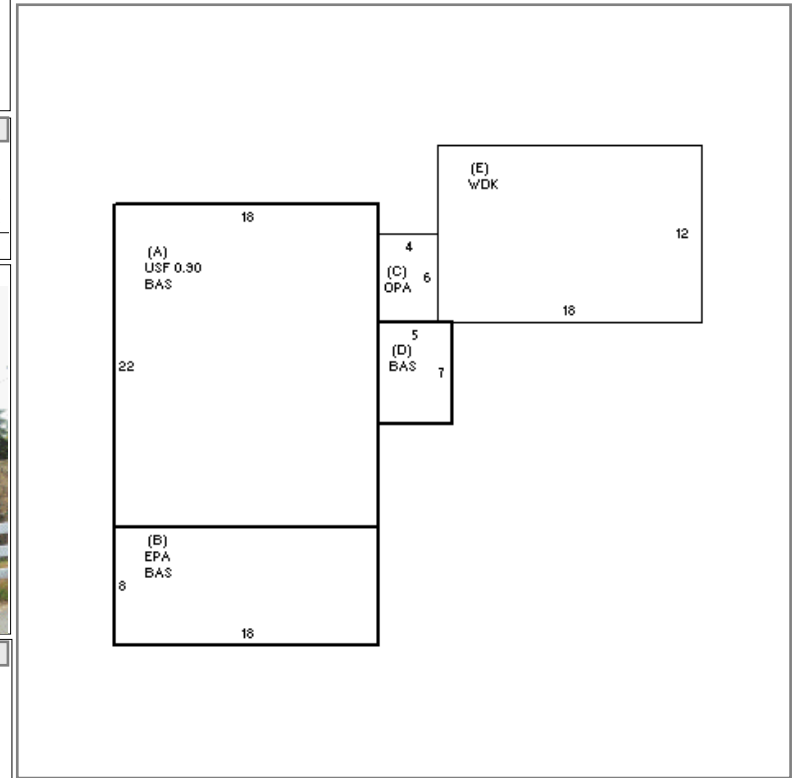
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,000	OS 1.00	100	1.00	100	1.00	440,000	3.95	100	1.00	R03 1.00	359,180

TOTAL	9,000 SF	ZONING	FRNT	206	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M39		LAND	359,200	326,500
Inf1	FACTOR 100		BUILDING	107,900	62,700		
Inf2	PHY 100		DETACHED	0	100		
			OTHER	0	0		
			TOTAL	467,100	389,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/23/2023

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1885	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	931	DETAIL ADJ	1.174	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	575	1885	286.58	164,784
\$NLA(RCN)	\$305	OVERALL	1.000	EXT COVER	11	ASPH SHINGLE	0.96	A	USF	L	UPPER STORY FIN	356	1885	260.62	92,779
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	144		90.20	12,989
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	24		51.50	1,236
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	216		38.40	8,294
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	283,839
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	A
EFF.YR/AGE	1953 / 69
COND	62 62 %
FUNC	0
ECON	0
DEPR	62 % GD 38
RCNLD	\$107,900