

Key: 4295

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.066

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MACFADEN PETER 25 TENTH AV SCITUATE, MA 02066				39-4-16-0				25 TENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MACFADEN PETER				07/15/2015	QS	310,000		(122134)			
HANSEN ESTHER &				07/29/1987	QS			(75627)			
HANSEN CHARLES J & ESTHER				01/01/1960	XX			(C00028168)			

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	%
93-171	04/14/1993	7	OTHERS		05/22/2023	JD	100	100
91-911	12/20/1991	3	ALTERATIONS				100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,000	OS 1.00	100	1.00	100	1.00	440,000	5.81	100	1.00	R08 1.00	352,240

TOTAL	6,011 SF	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	352,200	320,200		
Inf1	FACTOR 100		BUILDING	204,400	110,300		
Inf2	PHY 100		DETACHED	3,800	5,300		
			OTHER	0	0		
			TOTAL	560,400	435,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 80 0.20	22X20		440	43.01	3,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/22/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	1.198
\$NLA(RCN)	\$292	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,792	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	624	1925	268.20	167,354
EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	624	1925	243.90	152,191
ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	208		90.20	18,762
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	356		38.40	13,670
FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP		1		8,239.00	8,239
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	365,008
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$204,400

