

Key: 4297

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.068

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
HAYES FREDERICK KNICKERBOCKER 27 TENTH AV SCITUATE, MA 02066		39-4-17-0	27 TENTH AV			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
HAYES FREDERICK KNICKERBO		06/30/2022	QS	590,000	(134110)	
CMC PROPERTIES LLC		11/12/2021	O	475,000	(133011)	
ASSOCIATE SOLUTIONS LLC		10/15/2021	R	410,000	(132850)	

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 %
22-0340	04/04/2022	3	ALTERATIONS	21,550	07/13/2022	JD	100 100
22-0044	01/06/2022	3	ALTERATIONS	9,690	07/13/2022	JD	100 100

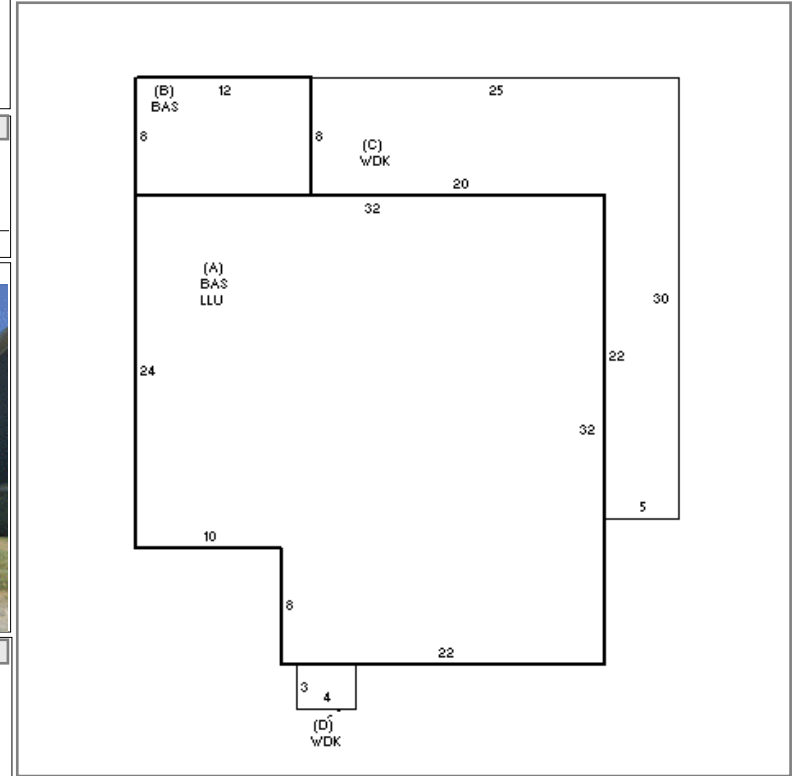
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000	OS 1.00	100 1.00	100 1.00	440,000	5.81	100 1.00	R08	1.00		352,240

TOTAL	6,011 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	352,200	320,200
Infl1	FACTOR 100		BUILDING	201,000	178,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	553,200	499,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
mls



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	1.000
\$NLA(RCN)	\$276	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,400	
# 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	LLU	N	LOWER LEVEL UNF	944		58.57	55,289
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,040	1950	201.74	209,805
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	322		38.40	12,365
ROOF COVER	1	ASPH SHINGLES	1.00	F11	O	FPL 1S 10P		1		7,281.00	7,281
FLOOR COVER	14	COMB	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	287,140
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$201,000