

Key: 4330

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.101

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TALBOT WARREN H & MARY A 74 MARION ROAD SCITUATE, MA 02066				40-11-12-0				74 MARION RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TALBOT WARREN H & MARY A				07/22/1997	F		1 (91747)				
TALBOT WARREN H AND MARY				06/01/1983	XX		67670-0				
PESCHIER ROBERT E AND ANN				01/01/1966	XX		(C00037025)				

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 %

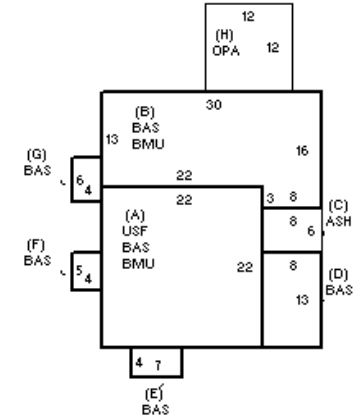
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,893	OS 1.00	100 1.00	100 1.00	440,000	7.06	100 1.00	R08	1.00		349,140

TOTAL	4,879 SF	ZONING	IN M39	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND		349,100	317,400	
Inf1	FACTOR 100		BUILDING		164,900	154,800		
Inf2	PHY 100		DETACHED		0	0		
			OTHER		0	0		
				TOTAL		514,000	472,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/24/2010	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%]			

BLDG COMMENTS

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YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,925		
NET AREA	1,558	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	898		48.67	43,704	CONDITION ELEM	CD		
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	484	1940	236.05	114,248	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	48		22.35	1,073	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,074	1940	259.57	278,775	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	H	OPA	N	OPEN PORCH	144		51.50	7,416	BATHS			
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	0
																		ECON	0
																		DEPR	64 % GD 36
																		RCNLD	\$164,900