

Key: 4332

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.103

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
DIEDRICKSEN DUSTIN A & DAWN I 70 MARION RD SCITUATE, MA 02066										40-11-14-0				70 MARION RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
										07/27/2006	QS	307,500		(109375)			
										08/14/1985	QS	78,000		71808-N/A			
										01/01/1984	XX			(C00070414)			

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	%
23-408	05/11/2023	7	OTHERS		05/24/2023	JD	100	100
97-113	03/25/1997	2	ADDITIONS	287,560	07/26/2023	JD	10	10
		3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,063	OS 1.00	100	1.00	440,000	3.55	100	1.00	R08	1.00	361,310

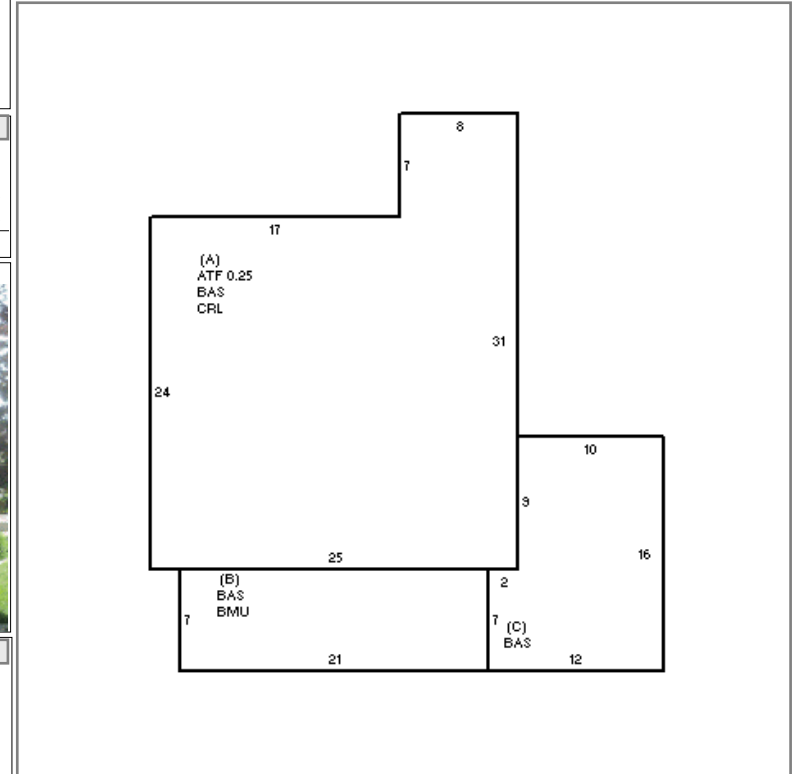
TOTAL	10,062 SF	ZONING	IN M39 C/W 15	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	361,300	328,500		
Inf1	FACTOR 100			BUILDING	168,100	91,800		
Inf2	PHY 100			DETACHED	31,800	0		
				OTHER	0	0		
				TOTAL	561,200	420,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	70 0.30 6X8		48	15.33	200
SHF	A	1.00	10 0.90 14X12		168	12.75	1,900
S/V	A	1.00	10 0.90 FOUNDATION	2023	30,000	1.10	29,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/26/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	300,209		
NET AREA	1,141	DETAIL ADJ	1.100	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	656		11.27	7,394	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	164	1935	163.15	26,757	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	147		50.48	7,420	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	977	1935	252.52	246,709	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	BATHS	F		
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,476.00	1,476	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ																
STORIES		1.25	1.00																
ROOMS		5	1.00																
BEDROOMS		3	1.00																
BATHROOMS		1	1.00																
# 1/2 BATHS		0	1.00																
TOT FIXTURES		3	\$2,640																
# UNITS		1	1.00																
																EFF.YR/AGE	1963 / 59		
																COND	44 44 %		
																FUNC	0		
																ECON	0		
																DEPR	44 % GD 56		
																RCNLD	\$168,100		