

Key: 4381

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.151

LEGALS

LAND

DETACHED

BUILDING

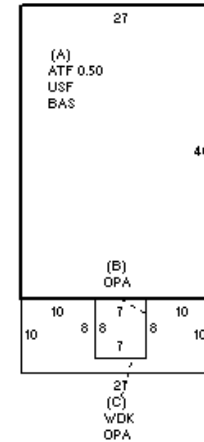
CURRENT OWNER				PARCEL ID				LOCATION				
SOLNICK STEVEN & OCONNOR MAEVE				39-9-6-F				17 CURTIS AV				
536 WEST 111TH ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
APT 66				SOLNICK STEVEN & OCONNOR				03/26/2018	F	1	49623-338	
NEW YORK, NY 10025				SOLNICK STEVEN				10/27/2011	QS	549,000	40495-184	
				DORSEY CATHERINE C				06/25/2004	F		28531-2	

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	%
07-376	07/11/2007	2	ADDITIONS	50,000	07/08/2008	SJ	100	100
07-376	07/11/2007	2	ADDITIONS	50,000	07/29/2008	SJ	100	100
90-595	10/01/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	203	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	536,300	483,600		
Inf2	PHY 100		DETACHED	4,700	4,500		
			OTHER	0	0		
					TOTAL	902,200	816,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		216	54.75	3,500
SHF	A	1.00	20 0.80		100	14.74	1,200



BLDG COMMENTS

FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1924	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	715.068		
NET AREA	2,700	DETAIL ADJ	1.219	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,080	1924	280.61	303,054	CONDITION ELEM	CD		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	A	USF	L	UPPER STORY FIN	1,080	1924	255.18	275,596	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	540	1924	181.30	97,903	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	270		61.80	16,686	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	56		46.07	2,580	BATHS			
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$536,300