

Key: 4391

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.160

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LIVINGSTONE RAYMOND & PATRICIA PO BOX 20 COHASSET, MA 02025				39-26-17-0				22 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LIVINGSTONE RAYMOND & PAT SMITH DOROTHEA A TRUSTEE SMITH DOROTHEA A				08/20/2004	A	200,000	(105937)				
				10/25/1996	A	1	90439-				
				01/01/1964	XX		(C00033459)				

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	%
05-069	02/23/2005	3	ALTERATIONS	4,200	06/20/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R03	1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	196	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Infl1	FACTOR 100		BUILDING	149,600	135,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	510,800	463,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



40

(A)  
BAS  
CRL

24

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/6/2015	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	216,844	
NET AREA	960	DETAIL ADJ	0.850	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	960		10.65	10,224	CONDITION ELEM	CD	
\$NLA(RCN)	\$226	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	960	1957	205.52	197,299	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,040															
# UNITS		1	1.00															
																EFF.YR/AGE	1972 / 50	
																COND	31 31 %	
																FUNC	0	
																ECON	0	
																DEPR	31 % GD 69	
																RCNLD	\$149,600	