

Key: 4405

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.174

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FARRAGHER JOAN G & THOMAS P S/O FARRAGHER JOAN G TR 38 SCITUATE AV SCITUATE, MA 02066				39-12-7-0				38 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FARRAGHER JOAN G TR				08/17/2023	F	1	58197-232				
FARRAGHER JOAN G & THOMAS				07/29/1999	QS	272,000	17710-304				
VERDINO NICHOLAS				05/29/1998	QS	225,000	16245-236				

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	%
18-229	04/20/2018	3	ALTERATIONS	2,400	06/26/2018	JD	100	100

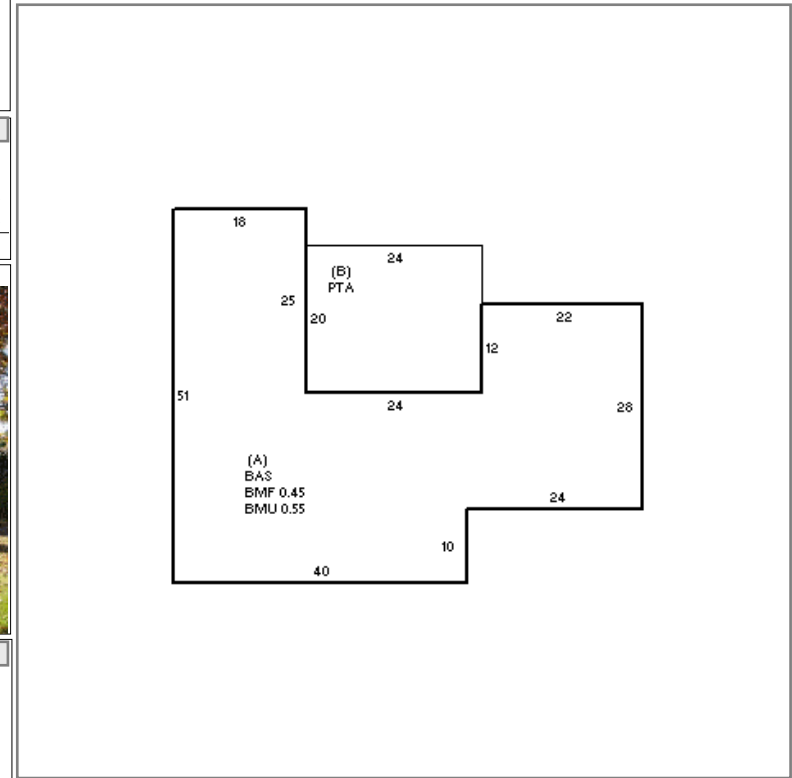
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,075 OS	1.00	100	1.00	100	1.00	440,000	1.33	100	1.00	R03 1.00	390,220

TOTAL	29,075 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	C/W 8		LAND	390,200	354,800
Inf1	FACTOR 100		BUILDING	366,700	330,500		
Inf2	PHY 100		DETACHED	3,700	3,500		
			OTHER	0	0		
			TOTAL	760,600	688,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600
DDK	A	1.00	50 0.50		250	24.65	3,100



BUILDING

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

G

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	488,897
NET AREA	2,138	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,176		39.99	47,034	TOTAL RCN	488,897
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	962		56.14	54,011	CONDITION ELEM	CD
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	2,138	1954	172.71	369,257	EXTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	PTA	N	PATIO	480		14.90	7,152	INTERIOR	
				FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 10P		1	7,281.00	7,281	KITCHEN		
				INT FINISH	1	PLASTER	1.00								BATHS		
				HEATING/COOLING	2	HOT WATER	1.02								HEAT		
				FUEL SOURCE	99	N/A	1.00								ELECT		
																EFF.YR/AGE	1990 / 32
																COND	25 25%
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$366,700