

Key: 4406

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.175

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SHANNON ARTHUR M JR & CAROL A 32 SCITUATE AVENUE SCITUATE, MA 02066				39-12-9-0				32 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHANNON ARTHUR M JR & CAR				06/24/1996	QS	210,000	14459-188				
HEALY JOHN J & LINDA S TR				11/29/1990	XX		10051-229				
HEALY JOHN J AND LINDA S				11/24/1982	XX		5249-310				

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	%
04-619	09/23/2004	2	ADDITIONS	5,000	06/21/2005	SJ	100	100
02-009	01/08/2002	6	CYCL GROWTH		01/05/2004	PJB	100	100
		2	ADDITIONS				100	100

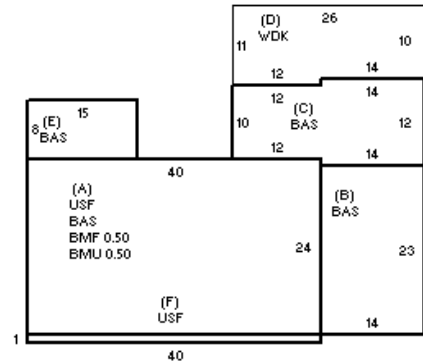
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,338	OS 1.00	100	1.00	440,000	2.03	100	1.00	R03		375,260

TOTAL	18,338 SF	ZONING	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	375,300	341,200		
Inf1	FACTOR 100		BUILDING	436,800	405,600		
Inf2	PHY 100		DETACHED	3,600	3,300		
			OTHER	0	0		
			TOTAL	815,700	750,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100
S/V	A	1.00	SV 1.00	OFFICE	1985	3,200	1.10
PHOTO 10/20/2003							



BUILDING

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

BLDG COMMENTS

BUILDING

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	590,233										
NET AREA	2,690	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		47.70	22,896												
\$NLA(RCN)	\$219	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	480		66.96	32,141												
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,570	1956	195.88	307,531												
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	272		38.40	10,445												
ROOMS	9		1.00	FLOOR COVER	14	COMB	1.00	E	BAS	L	BASE AREA	120	2005	195.88	23,506												
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	1,000	1956	178.13	178,131												
BATHROOMS	3		1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP		1		8,239.00	8,239												
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00																				
TOT FIXTURES	9		\$7,344																								
# UNITS	1		1.00																								
<table border="1"> <tr> <td>EFF.YR/AGE</td> <td>1985 / 37</td> </tr> <tr> <td>COND</td> <td>26 26 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>26 % GD 74</td> </tr> <tr> <td>RCNLD</td> <td>\$436,800</td> </tr> </table>																EFF.YR/AGE	1985 / 37	COND	26 26 %	FUNC	0	ECON	0	DEPR	26 % GD 74	RCNLD	\$436,800
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