

Key: 4408

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.177

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NAZRO ADAM R & GLAZIER-NAZRO DESIREE M 30 SCITUATE AV SCITUATE, MA 02066				39-12-10-0				30 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NAZRO ADAM R & FEDERAL NATIONAL MORTGAGE				10/08/2009	S	279,000	37793-143				
BABB LEE C & JO ANNE M				04/02/2009	L	331,427	37016-29				
				01/31/2000	F	-100	18242-278				

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 %
23-0519	06/15/2023	3	ALTERATIONS	4,000			0 0
E-21-412	06/01/2021	7	OTHERS	6,000	08/24/2022	JD	100 100
12-396	07/16/2012	2	ADDITIONS	4,000	08/01/2013	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	440,000	6.92	100 1.00	R03	1.00		349,460

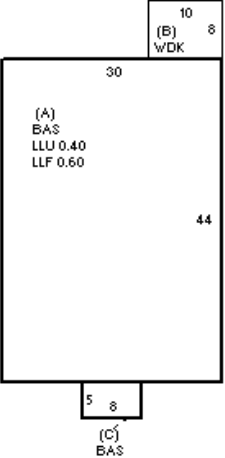
TOTAL	5,000 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	362,200	322,100		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	712,200	640,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	5 X 8		40	17.03	500

PHOTO 08/24/2022



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/23/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	458,437				
NET AREA	2,152	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	792	1975	148.62	117,707	CONDITION ELEM	CD				
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLU	N	LOWER LEVEL UNF	528		62.55	33,029	EXTERIOR	G				
				ROOF SHAPE	2	HIP	1.00	B	WDK	N	WOOD DECK	80		42.24	3,379	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,360	1975	215.47	293,036	KITCHEN	A				
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	BATHS	A				
				INT FINISH	2	DRYWALL	1.00									HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2000 / 22		
																		COND	20 20 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	21	% GD	79
																		RCNLD	\$362,200		