

Key: 4448

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.215

LEGAL

LAND

DETACHED

BUILDING

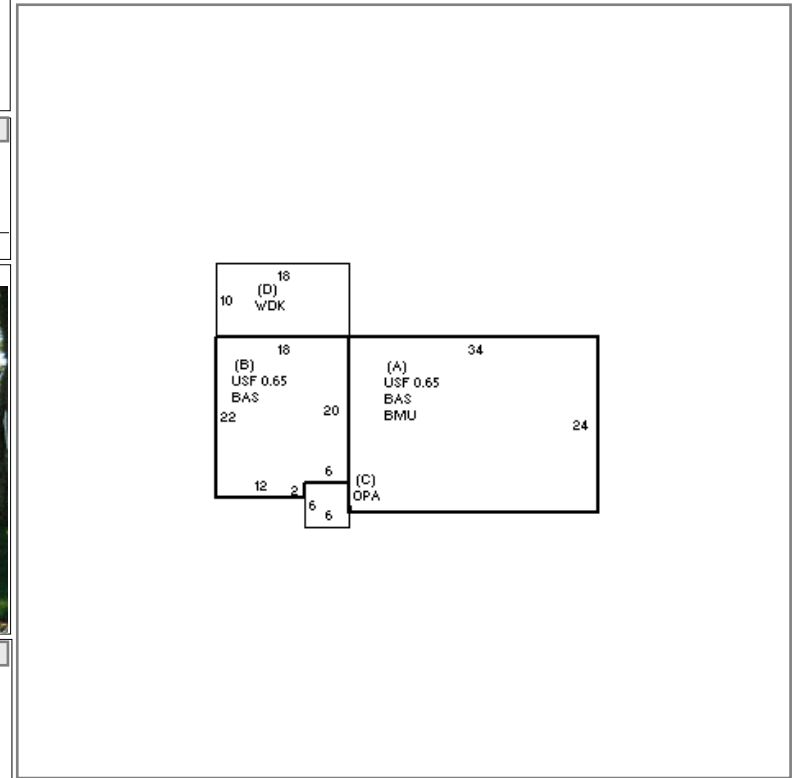
CURRENT OWNER				PARCEL ID				LOCATION			
LAVOIE RYAN & RACHEL 26 PARK AV SCITUATE, MA 02066				39-23-3-0				26 PARK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LAVOIE RYAN & RACHEL				08/31/2020	QS	665,000		53352-293			
RICE RANDALL W & SONYA R				09/16/2015	QS	531,000		46045-343			
TURCO JOHN M JR & JENNIFE				06/16/2009	QS	439,900		37358-38			

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	%
04-150	03/24/2004	7	OTHERS		09/20/2006		100	100
		2	ADDITIONS		09/08/2005		90	100
		2	ADDITIONS	97,000	08/02/2004	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	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	231	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Infl1	FACTOR 100		BUILDING	447,600	403,000		
Infl2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	809,800	732,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8 X 10		80	15.97	1,000



BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/22/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	10/2/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	502,975		
NET AREA	1,980	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949	CONDITION ELEM	CD		
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	816	1977	228.81	186,705	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	530	1977	208.07	110,279	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BAS	L	BASE AREA	384	2004	228.80	87,861	KITCHEN	V		
				FLOOR COVER	14	COMB	1.00	B	USF	L	UPPER STORY FIN	250	2004	208.07	52,018	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	36		51.50	1,854	HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	WDK	N	WOOD DECK	180		38.40	6,912	ELECT	U		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	2011 / 11
																		COND	11 11 %
																		FUNC	0
																		ECON	0
																		DEPR	11 % GD 89
																		RCNLD	\$447,600