

Key: 4449

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.216

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ANDRADE AUGUSTO H JR & MARIA A 22 PARK AVENUE SCITUATE, MA 02066				39-23-3-A				22 PARK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ANDRADE AUGUSTO H JR & MA				06/30/1999	QS	200,000		17621-85			
BARRETTO JOHN R & KATHLEE				11/18/1988	QS	152,000		8833-304			
ZAHKA WAYNE E AND DANA M				06/26/1986	XX	6891-194					

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	%
		6	CYCL GROWTH		10/05/2009	PL	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
		2	ADDITIONS				90	100

LAND

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

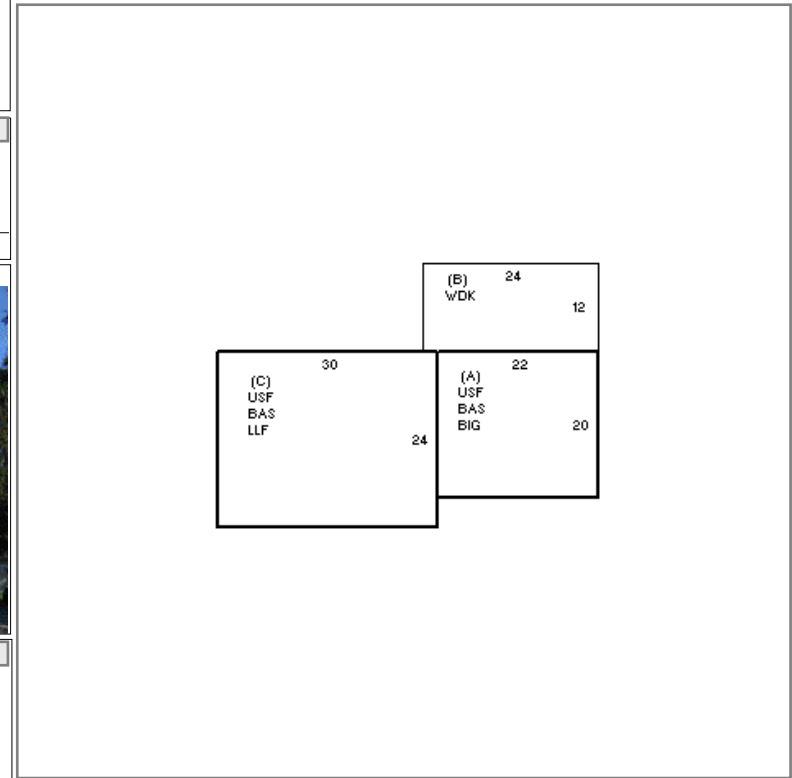
TOTAL	10,000 SF	ZONING	FRNT	207	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Infl1	FACTOR 100		BUILDING	433,300	409,400		
Infl2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
					TOTAL	795,000	738,300

DETACHED

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



BLDG COMMENTS
RAISED COLONIAL



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/5/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/5/2009	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%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,040	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$190	OVERALL	1.000	+ EXT COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	10	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	5	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	2	1.00		HEATING/COOLING	11	HW/COOL AIR	1.04
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$4,992					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	440		47.42	20,866
+	BAS	L	BASE AREA	1,160	1978	196.43	227,861
+	USF	L	UPPER STORY FIN	1,160	1978	178.63	207,215
B	WDK	N	WOOD DECK	288		38.40	11,059
C	LLF	L	LOWER LEVEL FIN	720	1978	135.49	97,552
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	577,784
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$433,300