Key: 4451

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,218

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LIDDELL LESLIE PHILIP RYAN & ZOFIA 14 PARK AV SCITUATE, MA 02066	39-22-3-F	14 PARK AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LIDDELL LESLIE PHILIP RYA	11/14/2022	QS	1,075,000	57416-61
ZIMBRAN JASON	11/13/2020	O	700,000	53817-101
ASHWORTH NATASHA	10/18/2019	F	1	51809-128

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

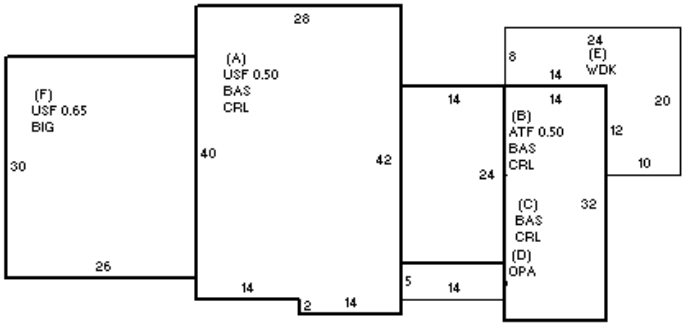
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0336	03/31/2022	3	ALTERATIONS	19,500	07/13/2022	JD	100	90
22-0336	03/31/2022	3	ALTERATIONS	19,500	05/25/2023	NC	100	100
21-256	03/22/2021	2	ADDITIONS	39,000	05/12/2021	JD	100	0
21-256	03/22/2021	2	ADDITIONS	39,000	07/13/2022	JD	100	100
18-169	03/28/2018	3	ALTERATIONS	10,000	06/26/2018	JD	100	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	100 1.00	440,000	3.58	100 1.00	R03 1.00			361,190

TOTAL	10,000 SF	ZONING		FRNT	62
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	361,200	328,400
BUILDING	675,800	575,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,037,000**	**903,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2022	JD
LIST	7/13/2022	EST
REVIEW	6/30/2023	MR

YEAR BLT	2015	SIZE ADJ	1.000
NET AREA	3,181	DETAIL ADJ	1.133
$NLA(RCN)	$226	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,438
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	1,932		9.08	17,543
+	BAS	L	BASE AREA	1,932	2015	212.80	411,136
A	USF	L	UPPER STORY FIN	574	2015	193.52	111,081
B	ATF	L	ATTIC FINISH	168	2015	137.49	23,099
D	OPA	N	OPEN PORCH	70		51.50	3,605
E	WDK	N	WOOD DECK	312		38.40	11,981
F	BIG	N	BUILT-IN GARAGE	780		45.47	35,465
F	USF	L	UPPER STORY FIN	507	2021	193.52	98,116
	ODS	O	OUT DOOR SHOWER	1		1,520.00	1,520

TOTAL RCN	718,984

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2016 / 6	
COND	6 6 %	
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD		$675,800