

Key: 4460

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.227

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHARRIER JOHN J 21 MINOT LIGHT AV SCITUATE, MA 02066				39-23-1-D				21 MINOT LIGHT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHARRIER JOHN J				05/04/2004	F	1	28122-324				
CHARRIER BRENDA F TRUSTE				08/24/2001	F		20415-281				
CHARRIER JOHN J				04/12/2001	XX		19658-248				

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	%
21-1153	08/12/2021	3	ALTERATIONS	40,000	05/18/2023	NC	65	65
21-1153	08/12/2021	3	ALTERATIONS	40,000	07/14/2022	JD	100	5
		2	ADDITIONS		01/05/2004	PJB	100	100

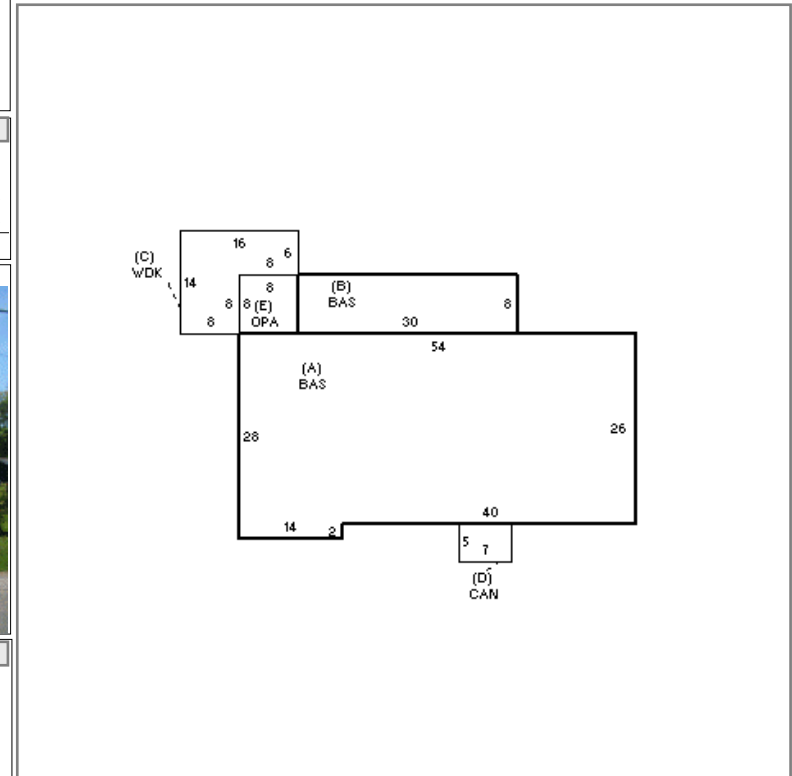
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	100	1.00		R03	1.00		361,190

TOTAL	10,000 SF	ZONING	FRNT	210	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	212,600	157,400		
Inf2	PHY 100		DETACHED	6,800	6,500		
			OTHER	0	0		
			TOTAL	580,600	492,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	16 X 12	192	12.38	1,700
APR	A	1.00	30 0.70	26 X 14	364	20.20	5,100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/18/2023	NC
STYLE	1	0.85	RANCH [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,672	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,432	1959	171.93	246,199
\$NLA(RCN)	\$184	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	BAS	L	BASE AREA	240	2022	171.93	41,262
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	160		38.40	6,144
				ROOF COVER	1	ASPH SHINGLES	1.00	D	CAN	N	CANOPY	35		17.00	595
				FLOOR COVER	14	COMB	1.00	E	CAN	N	OPEN PORCH	64		51.50	3,296
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	308,069	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	A
		HEAT	A
		ELECT	U
		EFF.YR/AGE	2000 / 22
		COND	20 20 %
		FUNC	10 UC
		ECON	0
		DEPR	31 % GD 69
		RCNLD	\$212,600