

Key: 4461

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.228

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CURRENT OWNER				PARCEL ID				LOCATION			
BASLER CATHERINE E 25 MINOT LIGHT AV SCITUATE, MA 02066				39-23-1-A				25 MINOT LIGHT AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BASLER CATHERINE E				03/26/2003	F		24589-329				
BASLER LAWRENCE A &				01/01/1971	QS		3615-681				
HOWARD JAMES K AND MARCIA				01/01/1963	XX		2955-49				

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	%
99-635	12/09/1999	3	ALTERATIONS				100	100

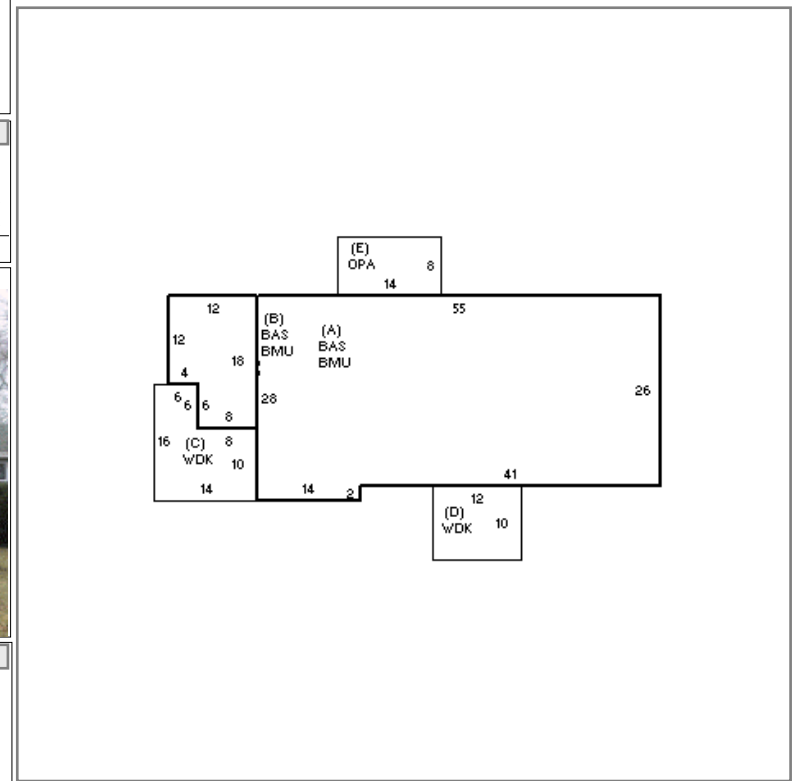
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	221	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	285,900	254,300		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
					TOTAL	647,700	583,300

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1976	50	17.03	600



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BUILDING	CD	ADJ	DESC	MEASURE	2/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	2/24/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	397,074	
NET AREA	1,650	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,650		41.85	69,048	CONDITION ELEM	CD	
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,650	1959	181.48	299,449	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	296		38.40	11,366	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	112		51.50	5,768	KITCHEN	A	
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	BATHS	A	
				INT FINISH	1	PLASTER	1.00									HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY			UNITS	ADJ														
STORIES		1	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$4,162															
# UNITS		1	1.00															
																EFF.YR/AGE	1977 / 45	
																COND	28 28 %	
																FUNC	0	
																ECON	0	
																DEPR	28 % GD 72	
																RCNLD	\$285,900	