

Key: 4497

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.261

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEAVER BRUCE E & KAREN J 52 SCITUATE AVE SCITUATE, MA 02066				39-12-4-0				52 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEAVER BRUCE E & KAREN J				10/12/1988	QS	143,000	8763-53				
O'BRIEN LILLIAN T				01/01/1966	XX		3190-419				
COLE HAROLD W AND DOROTHY				01/01/1960	XX		2743-323				

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	%
01-478	08/24/2001	2	ADDITIONS				100	100
97-418	07/17/1997	3	ALTERATIONS				100	100
92-623	08/01/1992	3	ALTERATIONS				100	100
91-260	06/17/1991	3	ALTERATIONS				100	100
91-241	06/12/1991	3	ALTERATIONS				100	100

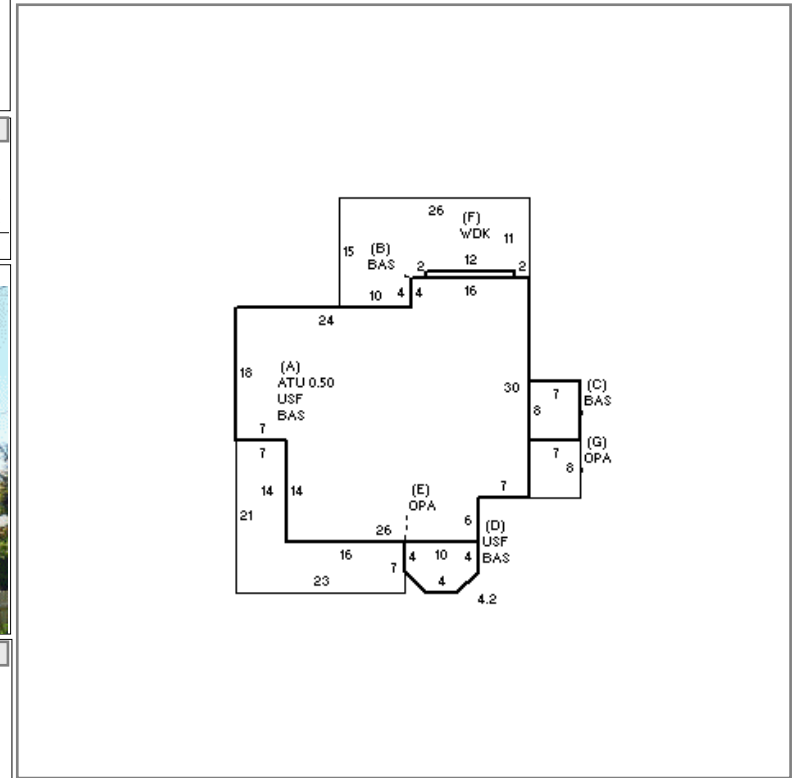
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,200	OS 1.00	100	1.00	100	1.00	440,000	2.41	100	1.00	R03 1.00	370,370

TOTAL	15,200 SF	ZONING		FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	370,400	336,700			
Inf1	FACTOR 100		BUILDING	544,400	484,400			
Inf2	PHY 100		DETACHED	2,200	2,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>917,000</b>	<b>823,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90		180	13.80	2,200



BLDG COMMENTS  
FY12 FR- COLONIAL TO CONV



BUILDING	CD	ADJ	DESC	MEASURE	6/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/3/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	735,728	
NET AREA	2,598	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,333	1930	263.86	351,728	CONDITION ELEM	CD	
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,265	1930	239.95	303,542	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	602		44.40	26,729	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	315		61.80	19,468	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00	F	WDK	N	WOOD DECK	314		46.08	14,470	BATHS		
				INT FINISH	1	PLASTER	1.00		F31	O	FPL 3S 1OP	1		11,036.40	11,036	HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1985 / 37
																	COND	26 26 %
																	FUNC	0
																	ECON	0
																	DEPR	26 % GD 74
																	RCNLD	\$544,400