

Key: 4498

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.262

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LIBBY 48 SCITUATE REALTY TRUST LIBBY JUSTIN & MURPHY ELIZ TRS 48 SCITUATE AV SCITUATE, MA 02066				39-12-5-0				48 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LIBBY 48 SCITUATE REALTY				08/07/2014	F	1	44613-191				
LIBBY HERBERT & VIRGINIA				01/01/1977	QS	32,000	4196-354				
WARNER JOHN C AND JANE E				01/01/1968	XX		3412-661				


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	%
09-528	11/02/2009	3	ALTERATIONS	5,000	08/09/2010	SJ	100	100
02-010	01/08/2002	2	ADDITIONS				100	100
91-07	01/01/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	OS 1.00	100	1.00	440,000	2.90	100	1.00	R03	1.00	365,820

DETACHED

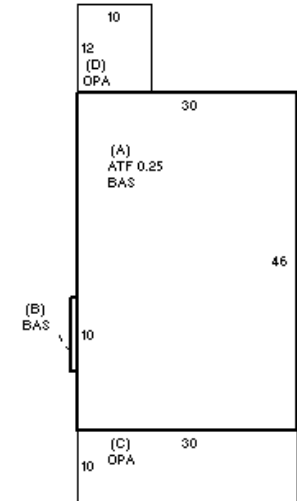
TOTAL	12,500 SF	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	365,800	332,600
Infl1	FACTOR 100		LAND	110,100	103,400		
Infl2	PHY 100		BUILDING	20,300	19,400		
			OTHER	0	0		
TOTAL			496,200	455,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/20/2003
DGF	A	1.00	40 0.60	2002	832	40.73	20,300		

BLDG COMMENTS
FY12 FR- CONV TO COTT/BUNG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/9/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/9/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	305,950
NET AREA	1,735	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,390	1940	170.54	237,049	CONDITION ELEM	CD
\$NLA(RCN)	\$176	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	+	ATF	L	ATTIC FINISH	345	1940	110.19	38,015	EXTERIOR	
				ROOF SHAPE	2	HIP	1.00	+	OPA	N	OPEN PORCH	420		51.50	21,630	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN	
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	
				INT FINISH	1	PLASTER	1.00									HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD	\$110,100	