

Key: 4501

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.265

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SAWAN JANET E 51 SCITUATE AV SCITUATE, MA 02066				40-7-7-0				51 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SAWAN JANET E				07/16/1992	QS	120,000	11121-109				
MIRISOLA GUY J				01/08/1979	XX		4598-1				
COURTNEY JOSEPH M JR & MA				01/01/1976	XX		4089-646				

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	%
03-472	08/11/2003	3	ALTERATIONS	9,900	08/09/2004	SJ	100	100

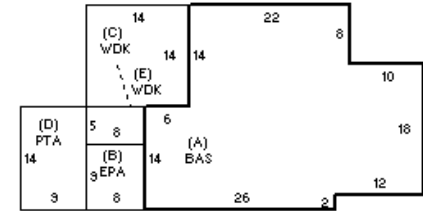
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,000 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	138,200	124,900		
Inf2	PHY 100		DETACHED	16,500	15,600		
			OTHER	0	0		
<b>TOTAL</b>						<b>515,900</b>	<b>468,900</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	60 0.40		294	49.28	5,800
SHF	A	1.00	30 0.70		30	17.03	400
IPV	A	1.00	30 0.70	20 X 20	400	36.89	10,300

PHOTO 10/20/2003

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/28/2010	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%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	200,360	
NET AREA	876	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	876	1950	205.06	179,635	CONDITION ELEM	CD	
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	EPA	N	ENCLOSED PORCH	72		90.19	6,494	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	236		38.40	9,062	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	126		14.90	1,877	KITCHEN		
				FLOOR COVER	14	COMB	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	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$138,200