

Key: 4510

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.274

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SARGENT JORDAN & NICOLLE E 79 SCITUATE AV SCITUATE, MA 02066				40-4-14-0				79 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SARGENT JORDAN & NICOLLE				11/22/2019	O	330,000		51992-66			
HALLIHAN IAN & FLYNN THER				04/11/2018	F	1 49685-67					
HALLIHAN IAN				04/11/2018	H	1 49685-65					

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	%
19-883	11/26/2019	3	ALTERATIONS	9,000	07/09/2020	JD	100	99
19-883	11/26/2019	3	ALTERATIONS	9,000	03/17/2021	JD	100	100
		6	CYCL GROWTH				100	100

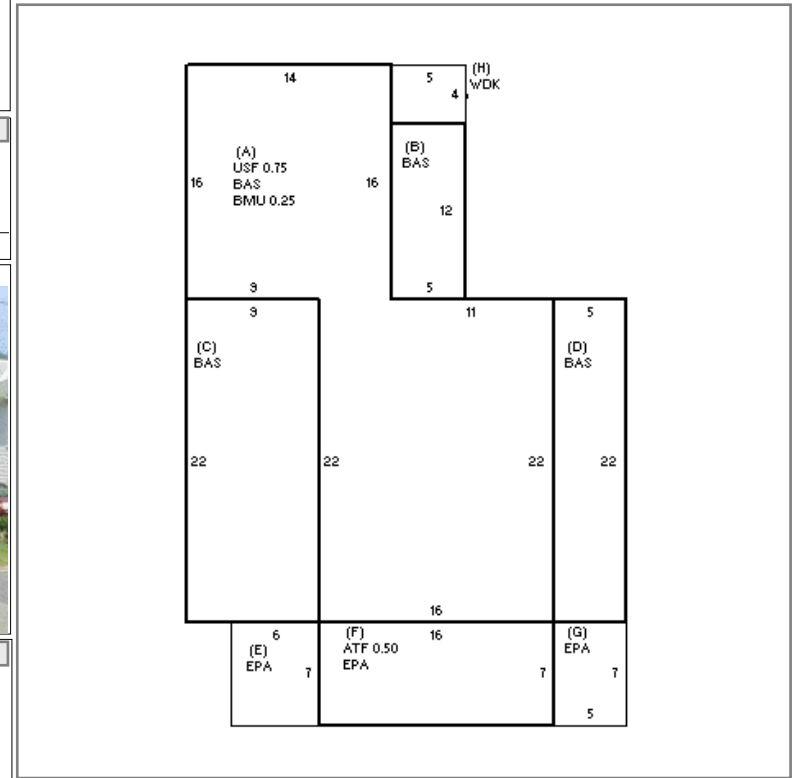
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	OS 1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R08 1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	273,900	243,800		
Inf2	PHY 100		DETACHED	3,600	3,500		
			OTHER	0	0		
		TOTAL		627,000	565,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 9X14		126	54.75	3,400
SHF	A	1.00	80 0.20 6X12		72	16.65	200



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/9/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/2/2020	JD
QUALITY	+	1.10	AVG +/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
NET AREA	1,432	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	144		69.47	10,003
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	432	1930	259.62	112,157
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	944	1930	285.49	269,503
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	189		99.22	18,753
				FLOOR COVER	2	SOFTWOOD	1.00	F	ATF	L	ATTIC FINISH	56	1930	184.47	10,330
				INT FINISH	1	PLASTER	1.00	H	WDK	N	WOOD DECK	20		42.24	845
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	427,928	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 1968 / 54		
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$273,900	