

Key: 4513

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.277

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KISSICK COLEMAN & DASILVA AMANDA E		40-4-17-0		85 SCITUATE AV	
85 SCITUATE AV SCITUATE, MA 02066		TRANSFER HISTORY		DOS	T
		KISSICK COLEMAN & HARRIS CHARLES B		06/30/2022	QS
		LIBURDI JOHN J & DOYLE ST		06/25/2002	A
				10/31/1997	QS
				SALE PRICE	BK-PG (Cert)
				675,000	56976-153
				160,000	22314-42
				130,000	15609-90

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 %
05-496	08/10/2005	7	OTHERS ALTERATIONS	1,000	06/01/2022	JD	100
		3			07/27/2006	SJ	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,260	OS 1.00	100	1.00	440,000	6.59	100	1.00	R08	1.00	350,220

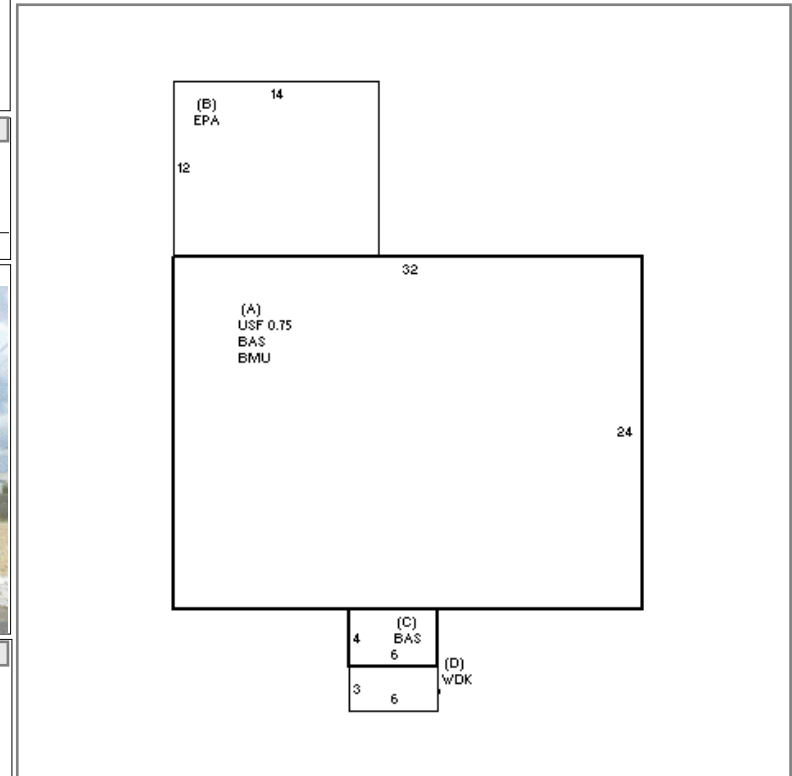
TOTAL	5,260 SF	ZONING	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE C/W 40-4-17A	LAND	350,200	318,400		
Infl1	FACTOR 100		BUILDING	285,400	252,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		635,600	571,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/25/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/1/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,368	DETAIL ADJ	1.133
\$NLA(RCN)	\$282	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,532	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1953	225.23	129,734
ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	168		90.20	15,154
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	792	1953	247.67	196,157
FLOOR COVER	14	COMB	1.00	D	WDK	N	WOOD DECK	18		38.39	691
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	385,617
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$285,400