

Key: 4514

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.278

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOWELL DANIEL T & LISA M TR 87 SCITUATE AV SCITUATE, MA 02066				40-4-18-F				87 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOWELL DANIEL T & LISA M				11/23/2012	F	1	42283-295				
HOWELL DANIEL & LISA				08/20/2004	QS	410,000	28907-89				
CALLAHAN MARK S & LAUREN				11/06/1985	QS	132,000	6409-38				


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 %
19-711	09/23/2019	3	ALTERATIONS	21,000	07/09/2020	JD	100 100
18-667	09/27/2018	7	OTHERS	172,810	05/09/2019	JD	100 0
18-667	09/27/2018	7	OTHERS	172,810	05/09/2019	JD	100 100
98-102	03/31/1998	3	ALTERATIONS				100 100
92-563	07/06/1992	3	ALTERATIONS				100 100

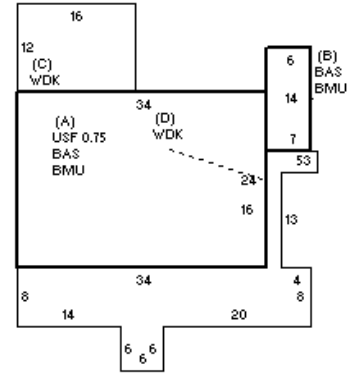
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,498	OS 1.00	100 1.00	100 1.00	440,000	3.42	100 1.00	R08	1.00		362,160

TOTAL	10,498 SF	ZONING	FRNT	242	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	362,200	329,200
Inf1	FACTOR 100		BUILDING	336,400	299,200		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	698,800	628,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/09/2020
SHF	A	1.00	30 0.70		20	17.03	200		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2019	JD
MODEL	1		RESIDENTIAL	LIST	5/9/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/9/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	420,465		
NET AREA	1,512	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	900		48.67	43,801	CONDITION ELEM CD			
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	900	1973	234.89	211,405	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1973	213.61	130,730	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	595		38.40	22,848	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 10P	1		7,281.00	7,281	BATHS	G			
				INT FINISH	2	DRYWALL	1.00											HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00											ELECT	A
				FUEL SOURCE	2	GAS	1.00											EFF.YR/AGE 2002 / 20	
																		COND	18 18%
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$336,400