

Key: 4581

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.344

LEGAL

LAND

DETACHED

BUILDING

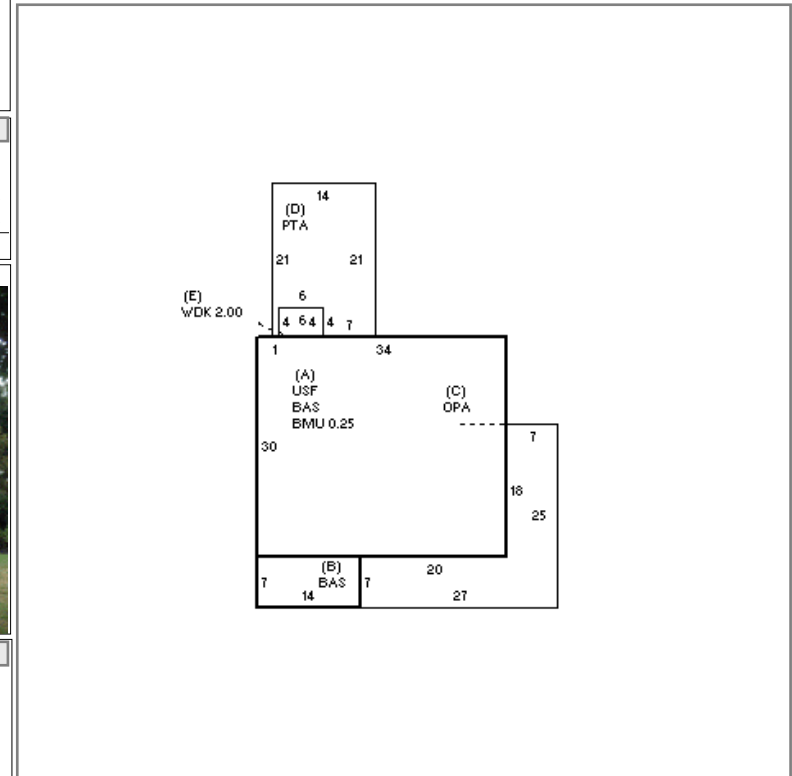
CURRENT OWNER				PARCEL ID				LOCATION			
SEMCHENKO KACEY & TIMOTHY				40-8-4-0				16 CURTIS AV			
16 CURTIS AV				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				SEMCHENKO KACEY & TIMOTHY				01/16/2018	QS	485,000	49407-338
				OEHL PATRICIA A				06/30/2011	F	1	40078-327
				OEHL PATRICIA A & WEIDMAN				12/23/2003	A		27274-325

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	%
		7	OTHERS		08/24/2022	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	12,650 OS	1.00	100	1.00	440,000	2.87	100	1.00	R03		366,100

TOTAL	12,650 SF	ZONING	FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	366,100	332,800
Inf1	FACTOR 100		BUILDING	427,100	380,200		
Inf2	PHY 100		DETACHED	2,400	2,400		
			OTHER	0	0		
					TOTAL	795,600	715,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 9 X 10		90	15.29	1,100
SHF	A	1.00	20 0.80 10 X 12		120	13.93	1,300



BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/10/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	610,202		
NET AREA	2,138	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	255		69.46	17,713				
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,020	1930	248.69	253,666				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,118	1930	273.47	305,740				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	315		56.65	17,845				
				FLOOR COVER	2	SOFTWOOD	1.00	D	PTA	N	PATIO	270		16.39	4,425				
				INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	48		42.24	2,027				
				HEATING/COOLING	11	HW/COOL AIR	1.04												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	G
																		KITCHEN	A
																		BATHS	A
																		HEAT	U
																		ELECT	A
																		EFF.YR/AGE	1973 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$427,100