

Key: 4656

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.416

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MCDONALD CHRISTOPHER & MELISSA		39-5-32-0		35 ELEVENTH AV	
35 ELEVENTH AV		TRANSFER HISTORY		DOS	T
SCITUATE, MA 02066		MCDONALD CHRISTOPHER & ME		10/02/2006	F
		MCDONOLD CHRIS, M.A. &		08/01/2002	QS
		SALATINO WILLIAM R & FRAN		01/18/1985	QS
CD	T	AC/SF/UN	Ngh	Inf1	Inf2
100	S	7,086 OS	1.00	100	1.00
ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT
440,000	4.96	100	1.00	R08	1.00
					ADJ VALUE
					354,960

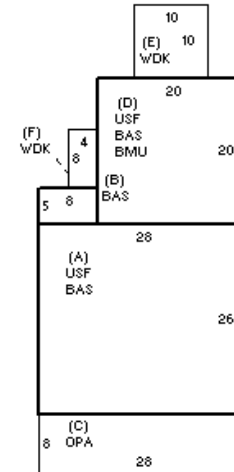
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
06-640		2	ADDITIONS		07/08/2008	SJ	85 100
06-640	10/19/2006	2	ADDITIONS	100,000	06/26/2007	SJ	100 100

TOTAL	7,100 SF	ZONING	FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	355,000	322,700
Inf1	FACTOR 100		LAND	474,700	422,300		
Inf2	PHY 100		BUILDING	5,200	4,900		
			OTHER	0	0		
					TOTAL	834,900	749,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		324	53.13	5,200



BLDG COMMENTS  
FY12 FR=COLONIAL TO CONV



BUILDING	CD	ADJ	DESC	MEASURE	10/19/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/19/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
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	TOTAL RCN	641,545		
NET AREA	2,296	DETAIL ADJ	1.222	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	768	1930	264.37	203,038	CONDITION ELEM CD			
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	728	1930	240.42	175,024	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	224		56.65	12,690	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BMU	N	BSMT UNFINISHED	400		69.47	27,786	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BASE AREA	400	2007	264.37	105,749	BATHS			
				INT FINISH	1	PLASTER	1.00	D	USF	L	UPPER STORY FIN	400	2007	240.42	96,168	HEAT			
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	132		42.24	5,576	ELECT			
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	EFF.YR/AGE 1985 / 37			
																	COND	26	26 %
																	FUNC	0	
																	ECON	0	
																	DEPR	26	% GD 74
																	RCNLD	\$474,700	