

Key: 4685

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.443

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FOLKARD JAMES T & CHRISTINE A 32 TENTH AV SCITUATE, MA 02066				39-5-3-0				32 TENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FOLKARD JAMES T & CHRISTI				11/30/2017	H	330,000		(126125)			
IACONELLI WILLIAM & ANN				01/01/1968	QS			(40044)			
IACONELLI CARMELIA				01/01/1964	XX			(C00034039)			

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	%
18-22	01/10/2018	3	ALTERATIONS	9,000	06/26/2018	JD	100	100
10-477	10/19/2010	3	ALTERATIONS	10,800	07/11/2011	SJ	100	100
10-259	06/18/2010	3	ALTERATIONS	16,000	07/13/2010	SJ	100	100
10-259	06/18/2010	3	ALTERATIONS	16,000	07/11/2011	SJ	100	100
		6	CYCL GROWTH		09/15/2009		100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	OS 1.00	100	1.00	440,000	4.70	100	1.00	R08	1.00	355,920

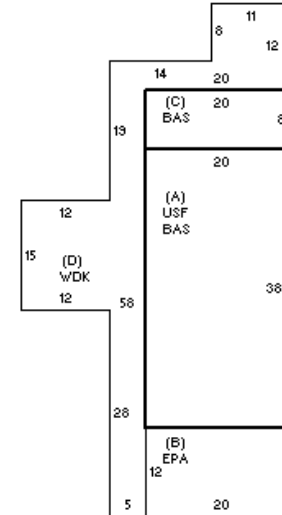
TOTAL	7,492 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	355,900	323,600
Infl1	FACTOR 100		BUILDING	363,100	322,900		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
TOTAL					719,200	646,700	

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



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/26/2018	PL
MODEL	1		RESIDENTIAL	LIST	6/26/2018	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1934	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	453,820		
NET AREA	1,680	DETAIL ADJ	1.173	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	920	1934	244.80	225,212	CONDITION ELEM CD			
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	760	1934	222.62	169,188	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	240		90.20	21,648	INTERIOR	G		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	WDK	N	WOOD DECK	658		38.40	25,267	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813	BATHS	G		
				INT FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	99	N/A	1.00												
																EFF.YR/AGE	2002 / 20		
																COND	18 18%		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$363,100		