

Key: 4686

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.444

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DYKENS PATRICE L 30 TENTH AV SCITUATE, MA 02066				39-5-4-0				30 TENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DYKENS PATRICE L				09/22/2022	O	530,000		(134512)			
COEN PATRICK F & MAUREEN				08/08/1986	QS	139,900		(73753)			
MORRISON ALEXANDEER				01/01/1970	XX			(C00043823)			

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	%
22-1147	10/28/2022	3	ALTERATIONS	15,000	05/22/2023	JD	100	100
97-154	04/10/1997	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	OS 1.00	100	1.00	440,000	2.44	100	1.00	R08	1.00	370,050

TOTAL	14,985 SF	ZONING	IN M40	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E		LAND		370,100	336,400	
Inf1	FACTOR 100			BUILDING		204,000	102,300	
Inf2	PHY 100			DETACHED		5,000	5,000	
				OTHER		0	0	
				TOTAL		579,100	443,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 60 0.40	16X18	1961	288	43.80	5,000



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	5/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/22/2023	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	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,096	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	568	1935	284.08	161,357
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	528	1935	258.34	136,403
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	176	51.50	9,064
STORIES	2	1.00			ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	20	38.40	768
ROOMS	5	1.00			FLOOR COVER	2	SOFTWOOD	1.00	F21	O	FPL 2S 1OP	1	8,239.00	8,239	
BEDROOMS	3	1.00			INT FINISH	1	PLASTER	1.00							
BATHROOMS	1	1.00			HEATING/COOLING	2	HOT WATER	1.02							
# 1/2 BATHS	0	1.00			FUEL SOURCE	2	GAS	1.00							
TOT FIXTURES	3	\$2,938													
# UNITS	1	1.00													

TOTAL RCN	318,769
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	U
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$204,000

