

Key: 473

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 416

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CRANE DAVID & DANIELLE 26 OLD FORGE RD SCITUATE, MA 02066				36-3-8-0				26 OLD FORGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CRANE DAVID & DANIELLE				07/07/2022	QS	925,000	57001-216				
BERRY CHRISTOPHER F & EME				01/27/2012	QS	559,000	40903-188				
MULLEN RICHARD S & ELIZAB				11/04/2010	F	10	39220-121				

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	%
23-846	09/20/2023	3	ALTERATIONS	18,253			0	0

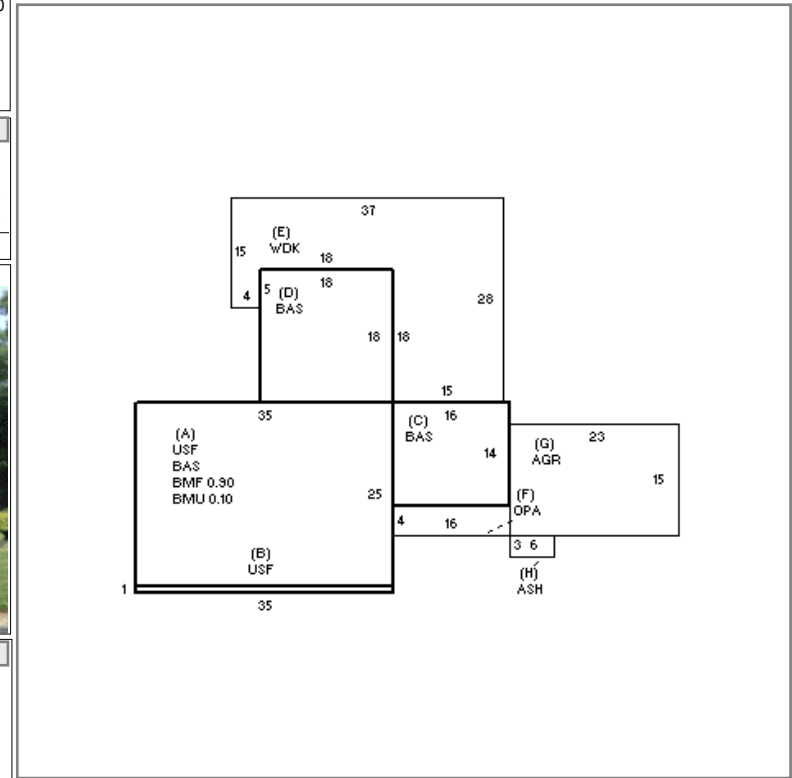
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	100	1.00	1.00	R04	1.00		404,040
300	A	0.018	WS 1.00	100	1.00	100	1.00	1.00	R04	1.00		360

TOTAL	40,800 SF	ZONING	FRNT	270	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,400	367,700
Inf1	FACTOR 100		BUILDING	443,900	423,700		
Inf2	PHY 100		DETACHED	1,100	1,000		
			OTHER	0	0		
			TOTAL	849,400	792,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		1,000	1.10	1,100



BLDG COMMENTS
OTHER FIX=SINK MLS ..



BUILDING	CD	ADJ	DESC	MEASURE	7/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/24/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/11/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,333	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	88		53.95	4,748
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	788		75.74	59,681
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	910	1962	202.21	184,010
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,423	1962	222.36	316,414
				FLOOR COVER	24	COMB	1.00	E	WDK	N	WOOD DECK	660		42.24	27,878
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	64		56.65	3,626
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	AGR	N	ATT GARAGE	345		53.94	18,611
				FUEL SOURCE	2	GAS	1.00	H	ASH	N	ATT SHED	18		24.57	442
									F21	O	FPL 2S 1OP	1		9,062.90	9,063
									GEN	O	GENERATOR	1		0.00	
									ODS	O	OUT DOOR SHOWER	1		1,520.20	1,520

TOTAL RCN	634,150
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$443,900