

Key: 4761

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.513

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STANTON BRIAN JOHN TR & MAUREEN LIBERTY TR 87 PAYSON ROAD CHESTNUT HILL, MA 02467				40-3-1-0				86 SCITUATE AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STANTON BRIAN JOHN TR & MAUREEN LIBERTY TR				01/27/2022	F	10	56370-114				
STANTON BRIAN JOHN TR & MAUREEN LIBERTY TR				04/09/2008	H	277,000	35833-126				
STANTON BRIAN JOHN TR & MAUREEN LIBERTY TR				04/09/2008	H		35833-123				

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	%
93-27	06/01/2022	7	OTHERS		05/22/2023	JD	100	100
91-784	01/20/1993	3	ALTERATIONS				100	100
	11/28/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,992	OS 1.00	100	1.00	440,000	6.93	100	1.00	R08	1.00	349,440

TOTAL	4,992 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,400	317,700
Inf1	FACTOR 100		BUILDING	180,100	98,200		
Inf2	PHY 100		DETACHED	6,600	6,300		
			OTHER	0	0		
TOTAL						536,100	422,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		468	46.91	6,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2023	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	1910	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.200
\$NLA(RCN)	\$301	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,800	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	144		63.15	9,094
A	BAS	L	BASE AREA	576	1910	274.72	158,236
A	USF	L	UPPER STORY FIN	576	1910	249.82	143,898
B	EPA	N	ENCLOSED PORCH	140		90.20	12,628
C	WDK	N	WOOD DECK	216		38.40	8,294
	FPL	O	FIREPLACE	1		7,813.00	7,813
	ODS	O	OUT DOOR SHOWER	1		1,610.00	1,610

TOTAL RCN	346,373
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$180,100

